

**STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION**

NOTICE OF INVITATION TO BID FOR LEASING OF STATE-OWNED FREEWAY LEASE AREAS

ORAL BIDS WILL BE ACCEPTED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, DISTRICT 4, **IN THE AUDITORIUM**, AT 111 GRAND AVENUE, OAKLAND, CALIFORNIA, ON **APRIL 23, 2003** AT 12:15 P.M. (1:00 P.M. BIDDING BEGINS), FOR THE PURPOSE OF LEASING PROPERTY SHOWN ON THE ATTACHED MAPS.

ORAL AUCTION

THOSE WISHING TO PARTICIPATE IN THE AUCTION MUST ARRIVE PRIOR TO BIDDING TO REGISTER. LATECOMERS WILL NOT BE ALLOWED TO BID. ALL PARTICIPANTS MUST BRING CASHIER'S CHECKS IN THE AMOUNT OF THE INDICATED BID DEPOSIT AND A COMPLETED "BIDDER INFORMATION SHEET" (PAGE 6) TO THE AUCTION. CASHIER'S CHECKS WILL BE INSPECTED PRIOR TO BIDDING. BIDDER INFORMATION SHEETS WILL BE COLLECTED PRIOR TO BIDDING. 'THE AIRSPACE PUBLIC PARKING LEASE APPLICATION' WILL BE COLLECTED AFTER THE AUCTION FROM SUCCESSFUL BIDDERS.

FOR FURTHER INFORMATION

For additional information concerning the auction, please contact:

SF-80: TERESA MCNAMARA (510) 286-5423
SF-280: STEVE CURUTCHAGUE (510) 286-5415
SM, SCL: JIM BOZIO NELOS (510) 286-6236
ALA, CCX: NANCY BOCANEGRA (510) 286-5420
CC-80: MAHNAZ RASTAKHIZ (510) 286-5418

or check our website
www.dot.ca.gov/dist4/airspace

APRIL 23, 2003 AUCTION

PARCEL NUMBER	DATE AVAILABLE	SQUARE FEET	MINIMUM MONTHLY BID	BID DEPOSIT	SPECIAL REQUIREMENTS
ALA-BT-51	June 1, 2003	21,462	\$ 500.00	\$1,500.00	2-year standard lease
ALA-024-14	June 1, 2003	4,200	\$ 500.00	\$1,500.00	2-year standard lease
ALA-112-2	June 1, 2003	11,807	\$ 3,100.00	\$4,100.00	2-year standard lease
ALA-112-3	June 1, 2003	10,188	\$ 500.00	\$1,500.00	2-year standard lease
ALA-260-1	June 1, 2003	13,858	\$ 2,400.00	\$3,400.00	2-year standard lease
ALA-260-1A	June 1, 2003	13,858	\$ 2,400.00	\$3,400.00	Combined with ALA-260-1
ALA-580-6	June 1, 2003	36,156	\$ 990.00	\$1,990.00	2-year standard lease
ALA-580-7	June 1, 2003	43,000	\$ 1,800.00	\$2,800.00	2-year standard lease
ALA-580-29	June 1, 2003	38,500	\$ 500.00	\$1,500.00	2-year standard lease
ALA-580-30	June 1, 2003	46,356	\$ 500.00	\$1,500.00	2-year standard lease
ALA-580-31	June 1, 2003	81,000	\$ 500.00	\$1,500.00	2-year standard lease
ALA-880-37	June 1, 2003	64,000	\$ 3,800.00	\$4,800.00	2-year standard lease
ALA-880-49	June 1, 2003	34,000	\$ 2,040.00	\$3,040.00	5-year standard lease w/5 yr. option
ALA-880-61	June 1, 2003	34,630	\$ 500.00	\$1,500.00	2-year standard lease
ALA-880-65	June 1, 2003	6,416	\$ 500.00	\$1,500.00	2-year standard lease
ALA-880-78	June 1, 2003	16,825	\$ 1,430.00	\$2,430.00	2-year standard lease
ALA-980-7	June 1, 2003	46,000	\$ 500.00	\$1,500.00	2-year standard lease

PARCEL NUMBER	DATE AVAILABLE	SQUARE FEET	MINIMUM MONTHLY BID	BID DEPOSIT	SPECIAL REQUIREMENTS
ALA-980-9	June 1, 2003	30,096	\$ 500.00	\$1,000.00	10-year (See specifications)
CCX-080-8	June 1, 2003	81,475	\$ 7,707.00	\$8,707.00	2-year standard lease, (formerly CCX-080-8 and CCX-080-9)
CCX-580-2	June 1, 2003	50,879	\$ 500.00	\$1,000.00	2-year standard lease
SFX-80-12	June 1, 2003	2,090	\$ 550.00	\$1,050.00	2-year standard lease
SFX-101-34	June 1, 2003	9,814	\$ 500.00	\$1,000.00	2-year standard lease
SFX-101-35	June 1, 2003	4,400	\$ 500.00	\$1,000.00	2-year standard lease
SFX-101-37	June 1, 2003	18,700	\$ 3,300.00	\$4,300.00	2-year standard lease
SFX-101-41	June 1, 2003	35,500	\$ 9,000.00	\$10,000.00	2-year standard lease
SFX-101-42	June 1, 2003	15,252	\$ 3,000.00	\$4,000.00	2-year standard lease
SFX-101-43	June 1, 2003	56,000	\$ 9,000.00	\$10,000.00	2-year standard lease
SFX-101-44	June 1, 2003	22,416	\$ 3,000.00	\$4,000.00	2-year standard lease
SFX-101-45	June 1, 2003	24,920	\$ 6,600.00	\$7,600.00	2-year standard lease
SFX-280-6 & 30	June 1, 2003	6,376	\$ 600.00	\$1,100.00	2-year standard lease
SFX-280-10	June 1, 2003	16,600	\$ 500.00	\$1,000.00	2-year standard lease
SFX-280-13 & 25	June 1, 2003	32,420	\$ 1,600.00	\$2,600.00	2-year standard lease
SFX-280-19	June 1, 2003	49,000	\$ 1,000.00	\$2,000.00	2-year standard lease
SFX-280-24	June 1, 2003	3,790	\$ 500.00	\$1,000.00	2-year standard lease
SFX-280-29	June 1, 2003	6,000	\$ 600.00	\$1,500.00	2-year standard lease (Land Locked)
SMX-092-11	June 1, 2003	130,621	\$ 1,000.00	\$2,000.00	2-year standard lease
SMX-380-2	June 1, 2003	49,170	\$ 2,400.00	\$3,400.00	2-year standard lease
SMX-380-3	June 1, 2003	28,420	\$ 1,400.00	\$2,400.00	2-year standard lease
SMX-380-6	June 1, 2003	28,700	\$ 1,400.00	\$2,400.00	2-year standard lease
SCL-280-6	June 1, 2003	44,430	\$ 2,000.00	\$3,000.00	2-year standard lease

ALL PARCELS/BIDS SUBJECT TO THE FOLLOWING:

1. Each successful bidder agrees to enter into the standard lease of the State of California within thirty (30) days following the auction. If the successful bidder fails to perform as required, the State has the option of awarding the parcel to the second highest bidder. Also, please see default notice in item 5 below.
2. No bid shall be accepted which is less than the minimum monthly bid as shown above on this notice.
3. The State reserves the right to accept only those bids that are deemed in the best interest of the State. Acceptance of bids is subject to a bidder qualifications check, and Caltrans reserves the right to reject any and all bids at any time prior to the full execution of the lease.
4. **BID DEPOSIT:** Each winning bid must be accompanied by a bid deposit in the form of a certified or cashier's check payable to the State of California IN AN AMOUNT EQUAL TO THE MINIMUM BID. The bid deposit of the successful bidder will remain on deposit pending full execution of the lease, and may be applied towards the Security Deposit.
5. **SECURITY DEPOSIT:** The State will hold from Lessee an amount equal to \$500 plus one month's rent as security deposit. Please note that the State does not characterize any portion of this deposit as "last month's rent". In the event of DEFAULT on parcels, liquidated damages will be equal to 25% of the minimum bid and shall be kept as the default fee.
6. **DEPOSITS AND FIRST MONTH'S RENT:** The successful bidder shall present a certified or cashier's check in the amount equal to the difference between the bid deposit and the security deposit not later than (15) fifteen days prior to the commencement date of the lease. In addition, Lessee will present a certified or cashier's check for the first month's rent not later than (5) five days prior to commencement date of the lease. The checks shall be delivered to the Airspace Leasing Branch of Caltrans, 111 Grand Avenue, Oakland, California, Thirteenth Floor.
7. **OTHER REQUIREMENTS OF LEASE:** All potential lessees should review the State's lease for acceptance prior to bidding. Please note that state parking leases in San Francisco are subject to the City's BUSINESS PARKING TAX as well as county possessory tax.
8. All leases with the State of California, Department of Transportation, require evidence of satisfactory liability and/or fire insurance. Evidence of insurance must be provided by timely submittal of the Department's Certificate of Insurance form. Non-compliance with this requirement will result in lease termination.
9. Special Clauses notwithstanding, either party shall have the right to cancel the lease upon (30) thirty days written notice, except that in the event of a national or other emergency, in which case the state shall have the right of immediate possession in order to protect highway structures.
10. **Rebidding on "Turned-in" Lots:** A Lessee that submits a 30-day notice and gives up a property may not be permitted to bid on that same property the next time it is put up for auction.
11. **Planning Department Approval:** Bidders must secure local pre-approval for use from the City/County planning department. An application is attached. [Doesn't apply to currently occupied parcels]

Additional Information

ALL PARCELS/BIDS SUBJECT TO THE FOLLOWING:

- 1) The airspace property is being leased in an "as is" condition unless otherwise noted above in the SPECIAL REQUIREMENT(S) section.
- 2) All bidders understand that all local, state and federal taxes as well as all local parking taxes and possessory interest taxes are the sole responsibility of the lessee,
- 3) Successful bidders are to utilize only the designated area as specified on the attached parcel map and further referenced in their lease.
- 4) All bidders must present, prior to the auction, a bid deposit in the form of a cashier's check in the amount indicated for each parcel. Only cashier's checks will be accepted. Cash or personal checks will not be accepted. Failure to present the required bid deposit in the form of a cashier's check at the start of the auction will result in Caltrans refusing to accept your bid.
- 5) Regarding current or former tenants: all must be current in rental or lease payments and in good standing under any lease or rental agreement with Caltrans. Caltrans will refuse to accept any bid from a current or former tenant who is delinquent in rental or lease payments or in breach of any other provision of a Caltrans lease or rental agreement.
- 6) Caltrans reserves the right to refuse any or all bids.
- 7) Failure of the successful bidder to execute the appropriate Caltrans lease for any reason is considered a default by Caltrans and will result in the forfeiture of the entire bid deposit which will be kept by Caltrans as liquidated damages.
- 8) The successful bidder agrees to pay the first month's rent and a security deposit 5 days prior to lease commencement. Failure to pay by the date indicated will result in forfeiture of the bid deposit which will be kept by Caltrans as liquidated damages. The lease security deposit varies by county: for San Francisco County the amount is equal to one month's rent plus \$500.00; for all other counties it is equal to one month's rent plus \$1,000.00. San Francisco tenants are now required by law to comply with City Ordinance Article 49 sec. 4901-4914 of the Police Code regarding "revenue control equipment" as well as all applicable ordinances and laws.
- 9) No bid shall be accepted which is less than the minimum monthly bid as shown above on this notice.
- 10) Either party shall have the right to cancel the lease upon (30) thirty days written notice, except that in the event of a national or other emergency, in which case the state shall have the right of immediate possession in order to protect highway structures.
- 11) Re-bidding on "turned-in" lots: a lessee that submits a 30-day notice and gives up a property shall not be permitted to bid on that same property the next time it is put up for auction.
- 12) Planning department approval: bidders must secure local pre-approval for use from the city/county planning department. An application is attached.

IF YOU INTEND TO OPERATE A PUBLIC PARKING LOT WITHIN THE CITY AND COUNTY OF SAN FRANCISCO, YOU WILL BE SUBJECT TO THE FOLLOWING:

- 1) The successful bidder must provide a completed and signed Airspace Public Parking Lease Application (blank attached) immediately following the auction. Should Caltrans determine that any of the statements, representations or certifications contained on said Airspace Public Parking Lease Application are incorrect, false or misleading, the high bidder will be given ten (10) working days to rectify any deficiencies. If the successful bidder is unable to rectify any deficiencies, the high bidder's bid may be rejected and the entire amount of the high bidder's bid deposit will be retained as liquidated damages.
- 2) All bidders agree to all terms and conditions in the Caltrans revised Public Parking Lease. Please be advised that this lease was recently modified. No further modifications will be made to the revised Public Parking Lease. The terms of this lease are posted on the Caltrans website at www.dot.ca.gov/dist4/airspace.
- 3) The successful bidder must keep the following insurance policies in force during the term of the lease:

All lots:

- Comprehensive General Liability Insurance (\$5,000,000 Minimum)
- Business and Auto Liability Insurance (\$1,000,000 Minimum)

Additional requirements for attended lots:

- Garage Keeper's Legal Liability Insurance (\$1,000,000 Minimum)
- Workers' Compensation Insurance (\$1,000,000 Minimum)

- 4) Caltrans reserves the right to offer this parcel to another bidder if the previous successful bidder fails to execute the Public Parking Lease or is disqualified for failure to comply with provisions of this bid notice or the Airspace Public Parking Lease Application.

IF YOU INTEND TO USE THE PARCEL FOR PRIVATE PARKING OR ANY OTHER USE OTHER THAN PUBLIC PARKING WITHIN THE CITY AND COUNTY OF SAN FRANCISCO OR FOR ALL USES IN ALL COUNTIES OUTSIDE SAN FRANCISCO, YOU WILL BE SUBJECT TO THE FOLLOWING:

- 1) The successful bidder must provide a completed and signed Non-Residential Lease Application (blank attached) immediately following the auction. Should Caltrans determine that any of the statements, representations or certifications contained on said Non-Residential Lease Application are incorrect, false or misleading, the high bidder will be given ten (10) working days to rectify any deficiencies. If the successful bidder is unable to rectify any deficiencies, the high bidder's bid may be rejected and the entire amount of the high bidder's bid deposit will be retained as liquidated damages.
- 2) Bidders agree to all terms and conditions of Caltrans' standard lease. The terms of this lease are posted on the Caltrans website at www.dot.ca.gov/dist4/airspace.

- 3) Caltrans reserves the right to offer this parcel to another bidder if the previous successful bidder fails to execute the standard Caltrans lease or is disqualified for failure to comply with provisions of this bid notice.
- 4) The successful bidder on parcels marked 'STANDARD LEASE' must keep a Comprehensive General Liability Insurance (\$5,000,000 Minimum) policy in force during the term of the lease.

APPLICATION FOR USE APPROVAL OF FREEWAY LEASE AREA

CITY OF _____

DATE: _____
PARCEL NO.: _____

This application for use of State-owned property under and/or adjacent to elevated freeway structures is to be submitted to the Planning Department for approval of the proposed use*:

A. TO BE COMPLETED BY THE PROSPECTIVE LESSEE:

1. Name: _____
2. Business Address: _____
3. Business Telephone No.: _____
4. Location of Property (attach Freeway Lease Area Maps)
5. Description of Proposed Use (be specific):

B. TO BE COMPLETED BY THE PLANNING DEPARTMENT:

1. Zoning District and Description: _____
2. General Plan Designation and Description: _____
3. Proposed Use (check the appropriate box):
☐ Permitted
☐ Conditionally Permitted
☐ Not Permitted

4. Design Review

1. Is Design Review required (circle the appropriate response)? Yes No
 2. Is screening or landscaping required (circle the appropriate response)? Yes No
- Type: _____

5. Additional Explanation or Other Conditions:

Signed by: _____ Date _____
Planning Director

*You may be subject to the land use regulations of the City including the requirement for a conditional use permit for automobile fee parking.

cc: Original to Caltrans
Copy to Planning Department

Specifications:

FLA 04-ALA-980-9 requires development as a parking lot. The development costs of the 30,096 s.f. lot at Route 980 and 33rd Street in the City of Oakland will be amortized over a lease term of 10 years with rent to commence 180 days after lease execution or when a Notice of Completion is filed, whichever is earlier. The 180 days is to accommodate development and permit processing time.

The development costs should include but not be limited to:

- Engineering/Administrative Costs (Permits, etc.)
- ADA Compliance
- Environmental Document
- Construction signs
- Traffic Operations Analysis (if applicable)
- Traffic control
- Replacement of chain link fencing, irrigation piping, landscaping and sidewalk/curb, as required
- Lead compliance plan
- Pavement: of a Class 3 Aggregate Base, Asphalt Concrete (Type A), Liquid Asphalt, SC-70 (Prime Coat), Minor Concrete (Cure, Sidewalk, Curb Ramp), Temporary Concrete Washout
- Parking Stall: 2-coat paint pavement marking, precast concrete parking bumper, disabled parking placards as required
- Storm Water Pollution Prevention/Erosion Control
- Drainage: Type A asphalt concrete dike, pipe culvert or concrete ditch, as required
- Storm Water Monitoring Plan
- Fencing: chain link, posts, gate
- Locks
- Lighting: light standards and electrical service connections
- Signage
- Performance Bond (\$300,000)

Preliminary and final plans will be subject to Departmental review. Construction will require an Encroachment Permit. If final plans are not approved and permits not acquired within 180 days of lease execution a default will be issued. The Department will retain the bid deposit as liquidated damages and will take possession of the property.

The Department reserves the right to offer this parcel to another bidder if the previously successful bidder fails to execute the Standard Lease Application or is disqualified for failure to comply with provisions of this bid notice.

BIDDER INFORMATION SHEET FOR ORAL AUCTION PARTICIPANTS

BIDDER NAME: _____

ADDRESS _____

TELEPHONE: () CELL PHONE: () PAGER: ()

ARE YOU BIDDING ON BEHALF OF A BUSINESS? YES () NO ()

IF YES, NAME OF BUSINESS: _____

I HEREBY CERTIFY THE ABOVE INFORMATION IS CORRECT:

Signed By: _____ DATE: _____

The above information must be provided in full and submitted prior to the beginning of the oral auction. Bids will not be accepted without this form.

BIDDER NUMBER: _____ (to be completed by Caltrans when presented by bidder on the day of the auction)

PERSONAL INFORMATION NOTICE

Pursuant to the Federal Privacy Act (P.L. 93-579) and the Information Practices Act of 1977 (Civil Code Section 1798, et seq.), notice is hereby given for the request of personal information by this form. The requested personal information is voluntary. The principal purpose of the voluntary information is to facilitate the processing of this form. The failure to provide all or any part of the requested information may delay processing of this form. No disclosure of personal information will be made unless permissible under Article 6, Section 1798.24 of the IPA of 1977. Each individual has the right, upon request and proper identification, to inspect all personal information in any record maintained on the individual by an identifying particular. Direct any inquiries on information maintenance to your IPA Office.

COMPLETE ALL ITEMS - PLEASE PRINT OR TYPE
PLEASE READ PERSONAL INFORMATION NOTICE AND DISCLOSURE STATEMENTS
AT THE END OF THIS FORM

(Co-Applicants complete separate forms.)

(The high bidder must complete prior to and submit this form immediately after the auction)

The following statements as to experience, financial and taxpayer qualifications of the bidder are submitted with the signed bid notice and bid deposit to confirm the status of the bidder with respect to qualifications and payment of state and local taxes and fees, as a part thereof; and any material misstatement of the information submitted herein shall be grounds for rejection of the bid.

1. NAME:

Business

Name _____

Address _____ City _____ State _____ Zip _____

Mailing

Address _____ City _____ State _____ Zip _____

Tel. Number _____ Fax Number _____ Pager Number _____

Tax Identification Number _____ Years in

Business

Corporation _____ Partnership _____ Joint Venture _____ Individual _____ Other _____

2. OWNERS/INDIVIDUALS/CORPORATE OFFICERS:

Name _____ Title or Position _____

Residence

Address _____ City _____ State _____ Zip _____

Tel. Number _____ Social Security Number (if applicable) _____

Name _____ Title or Position _____

Residence

Address _____ City _____ State _____ Zip _____

Tel. Number _____ Social Security Number (if applicable) _____

Name _____ Title or Position _____

Residence

Address _____ City _____ State _____ Zip _____

Tel. Number _____ Social Security Number (if applicable) _____

3. BANK/CREDIT REFERENCES:

Bank or

Creditor _____

Address _____ City _____ State _____ Zip _____

Account Number _____ Type of Account _____ Balance _____

Contact Person _____ Contact Phone Number _____

3. BANK/CREDIT REFERENCES (Continued):

Bank or
Creditor _____
Address _____ City _____ State _____ Zip _____
Account Number _____ Type of Account _____ Balance _____
Contact Person _____ Contact Phone Number _____

Bank or
Creditor _____
Address _____ City _____ State _____ Zip _____
Account Number _____ Type of Account _____ Balance _____
Contact Person _____ Contact Phone Number _____

Bank or
Creditor _____
Address _____ City _____ State _____ Zip _____
Account Number _____ Type of Account _____ Balance _____
Contact Person _____ Contact Phone Number _____

4. REQUEST FOR INFORMATION:

The successful bidder must provide the following information no later than September 25, 2000. This information will be used to help fully evaluate whether the successful bidder will be allowed to execute the public parking lease and occupy the property. The information will also be used to update and/or activate a new lease account with Caltrans.

- Notarized copy of Articles of Incorporation
- Certified Copy of Partnership (if applicable-must include all partners and their responsibilities/liability)
- List of directors, officers and the agent in service (name of person who may legally sign for the company)
- Federal Tax ID number
- Certified copies of both Federal and State Income Tax returns for the past two years
- Certificates of Insurance (See Bid Notice for types and amounts)
- Certification of Funds from your bank(s)

5. CERTIFICATION

By signing this application in the space provided below, the applicant is certifying that the aforementioned statements are true. Furthermore, the applicant acknowledges that the following statements are true:

- The applicant is not in arrears on any taxes or fees owed to any City/County taxing authority due as a result from any parking business or operation.
- The applicant does not have any unsatisfied judgments from the Division of Labor Standards Enforcement of the Department of Industrial Relations.
- The applicant does not have more than three (3) verified labor claims filed against the applicant in the past twelve (12) months by the Division of Labor Standards of the Department of Industrial Relations.
- The applicant is in "good standing" with the California Franchise Tax Board.

I, (Name of Applicant) _____ Signature _____
Date _____

I, (Name of Applicant) _____ Signature _____
Date _____

I, (Name of Applicant) _____ Signature _____
Date _____

Hereby certify that all statements I/We have made on this application are correct and true. I further acknowledge and understand that if any of the statements, facts or certification to which I/We attest to are found to be incorrect, false or misleading my bid may be rejected and the entire amount of my bid deposit will be retained as liquidated damages. Furthermore, by signing this application I/We authorize Caltrans to ask for and receive confidential information about the applicant as it pertains to those items listed on this application. Any information disclosed will be kept confidential.

Sections 7(a)(1) and (b) of the Federal Privacy Act of 1974 (Public Law 93.5.79) provide:

"It shall be unlawful for any Federal, State or Local Government Agency to deny to any individual any right, benefit, or privilege provided by law because of such individual's refusal to disclose his/her social security number.

"Any Federal, State or Local Government Agency which requests an individual to disclose his/her social security account number shall inform that individual whether that disclosure is mandatory or voluntary, by what statutory or other authority such number is solicit, and what uses will be made of it."

The Department of Transportation's authority for requesting disclosure is Streets and Highways Code Section 104.12, which reads in part:

"The Department may lease to public or private entities for any term not to exceed 99 years the use of areas above or below state highways, subject to any reservations, restrictions, and conditions that it deems necessary to ensure adequate protection to the safety and the adequacy of highway facilities and to abutting or adjacent land uses."

The Social Security Number will be used to (1) trace delinquent tenants who have vacated without leaving a forwarding address: and (2) enable the State Controller to collect delinquent rent by the offset procedures required by State Administrative Manual Sections 8072.3, 8790.7 and 10510, as authorized by Government Code Section 12419.5, and (3) allow for the State to conduct various screening activities to determine applicant qualifications.

COMPLETE ALL ITEMS—PLEASE PRINT.
(Co-Applicants complete separate forms.)

PERSONAL INFORMATION NOTICE

Pursuant to the Federal Privacy Act (P.L. 93-579) and the Information Practices Act of 1977 (Civil Code Section 1798, et seq.), notice is hereby given for the request of personal information by this form. The requested personal information is voluntary. The principal purpose of the voluntary information is to facilitate the processing of this form. The failure to provide all or any part of the requested information may delay processing of this form. No disclosure of personal information will be made unless permissible under Article 6, Section 1798.17 of the IPA of 1977. Each individual has the right, upon request and proper identification, to inspect all personal information in any record maintained on the individual by an identifying particular. Direct any inquiries on information maintenance to your IPA Forms Officer.

BUSINESS					
BUSINESS NAME	<input type="checkbox"/> Sole Proprietorship	YEARS IN BUSINESS	FEDERAL ID NUMBER	MORTGAGE PAYMENT (per month)	RENT PAYMENT (per month)
	<input type="checkbox"/> Partnership		APPLICATION DATE		
		<input type="checkbox"/> Corporation			
CURRENT BUSINESS ADDRESS (Street, City, State, ZIP Code)				YEARS	MONTHS
CURRENT LANDLORD NAME	BUSINESS TELEPHONE	FORMER LANDLORD NAME		BUSINESS TELEPHONE	
FORMER BUSINESS ADDRESS (Street, City, State, ZIP Code)				YEARS	MONTHS

APPLICANT						
NAME (First)	(Middle Initial)	(Last)	<input type="checkbox"/> Unmarried <input type="checkbox"/> Married <input type="checkbox"/> Separated	DEPENDENTS		
DATE OF BIRTH	SOCIAL SECURITY NUMBER	HOME PHONE		<input type="checkbox"/> Self	<input type="checkbox"/> Children	
				<input type="checkbox"/> Spouse	<input type="checkbox"/> Others	
DRIVER'S LICENSE NUMBER	VEHICLE (Year, Make, Model)	NAME/HOME ADDRESS OF NEAREST RELATIVE NOT LIVING WITH YOU				

OCCUPATION	CURRENT EMPLOYER	BUSINESS TELEPHONE	
	BUSINESS ADDRESS (Street, City, State, ZIP Code)		
	CURRENT POSITION	MONTHLY GROSS PAY	YEARS MONTHS
	FORMER EMPLOYER	FORMER POSITION	YEARS MONTHS

OTHER INCOME	You need not list income from alimony, child support, or separate maintenance unless you wish it considered for purposes of approving this application.		DEPOSIT ACCOUNTS	Include checking, savings, credit unions, and savings and loan associations.		
	Types of Other Income	Monthly Amount		Company Name/Location	Account Number	Average Balance
				Checking: _____	\$ _____	
				Savings: _____	\$ _____	
				Other: _____	\$ _____	
				Checking: _____	\$ _____	
				Savings: _____	\$ _____	
				Other: _____	\$ _____	

Please check box A if account is joint credit (Applicant and Co-Applicant). Check box B if the credit is in Applicant's name only, or box C if the credit is in your Co-Applicant's name only. Be sure to list all open accounts with or without a balance. Attach separate sheet if necessary.

CREDIT REFERENCES	A	B	C	Loan Type	Creditor's Name	City	Account Number	Monthly Payments	Balance

NON-RESIDENTIAL RENTAL APPLICATION

RW 07-2 (Rev. 9/92)

(BACK)

Business Assets

Please attach financial statements for the past two (2) years. (If self-employed or retired, attach financial statements and/or income tax returns.)

I certify that I have never filed for bankruptcy and have no accounts past due.

APPLICANT'S SIGNATURE			DATE	
In Case of Emergency, Notify:	Home Address	Home Phone	City	Relationship
1.				
2.				
Local Personal References	Home Address	Home Phone	Occupation	Length of Acquaintance
1.				
2.				

Sections 7(a)(1) and (b) of the Federal Privacy Act of 1974 (Public Law 93.5.79) provide:

"It shall be unlawful for any Federal, State or Local Government Agency to deny to any individual any right, benefit, or privilege provided by law because of such individual's refusal to disclose his/her social security account number.

"Any Federal, State or Local Government Agency which requests an individual to disclose his/her social security account number shall inform that individual whether that disclosure is mandatory or voluntary, by what statutory or other authority such number is solicited, and what uses will be made of it."

The Department of Transportation's authority for requesting disclosure is Streets and Highways Code Section 104.6, which reads:

"The Department is authorized to lease any lands which are held for State Highway purposes and are not presently needed therefore on such terms and conditions as the Director may fix and to maintain and care for such property in order to secure rent therefrom."

The Social Security Number will be used to (1) trace delinquent tenants who have vacated without leaving a forwarding address; and (2) enable the State Controller to collect delinquent rent by the offset procedure required by State Administrative Manual Sections 8072.3, 8790.7 and 10510, as authorized by Government Code Section 12419.5.

Applicant represents that statements made above are true and correct and hereby authorizes verification of references including but not limited to the obtaining of a credit report and agrees to furnish additional credit references on request. Applicant acknowledges receipt of notification of the provisions of the Federal Privacy Act of 1974 and consent thereof.

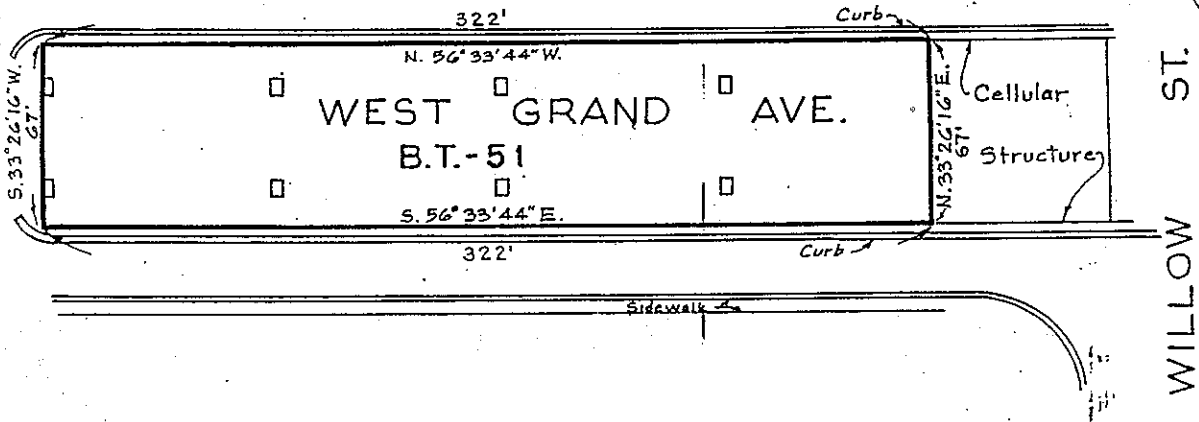
I CERTIFY THAT I HAVE READ THE NOTICE TO APPLICANTS DESIRING TO RENT DEPARTMENT OF TRANSPORTATION PROPERTIES AND AGREE TO THE CONDITIONS SET FORTH.

The undersigned makes application to rent nonresidential property designated at address below for the rental fee and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due before occupancy.

RENTAL PROPERTY ADDRESS	RENTAL FEE
APPLICANT'S SIGNATURE	DATE

CITY OF OAKLAND

WOOD ST.



Gross Area.....21,574 Sq.Ft.
 Area of Columns.....112 Sq.Ft.
 Net Area.....21,462 Sq.Ft.

Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.

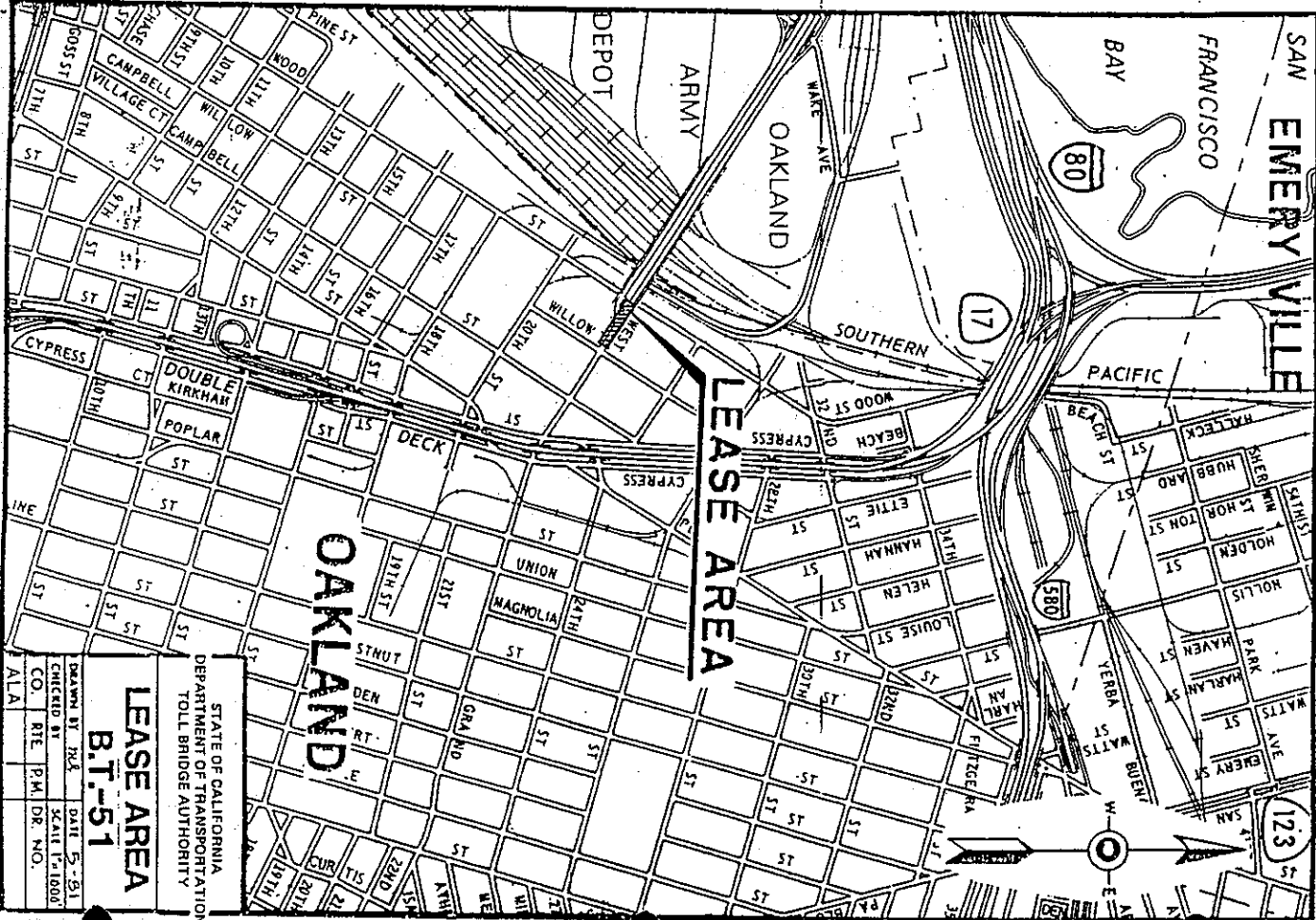
Rev. 2-88 Combined-51A/51B

STATE OF CALIFORNIA
 DEPARTMENT OF TRANSPORTATION
 TOLL BRIDGE AUTHORITY

**LEASE AREA
 B.T.-51**

DRAWN BY	ALA	DATE	5-81
CHECKED BY		SCALE	1"=50'
CO.	RTE	P.M.	DR. NO.
ALA			

Sheet 11, Record Map S.F.-Oak Bay Bridge

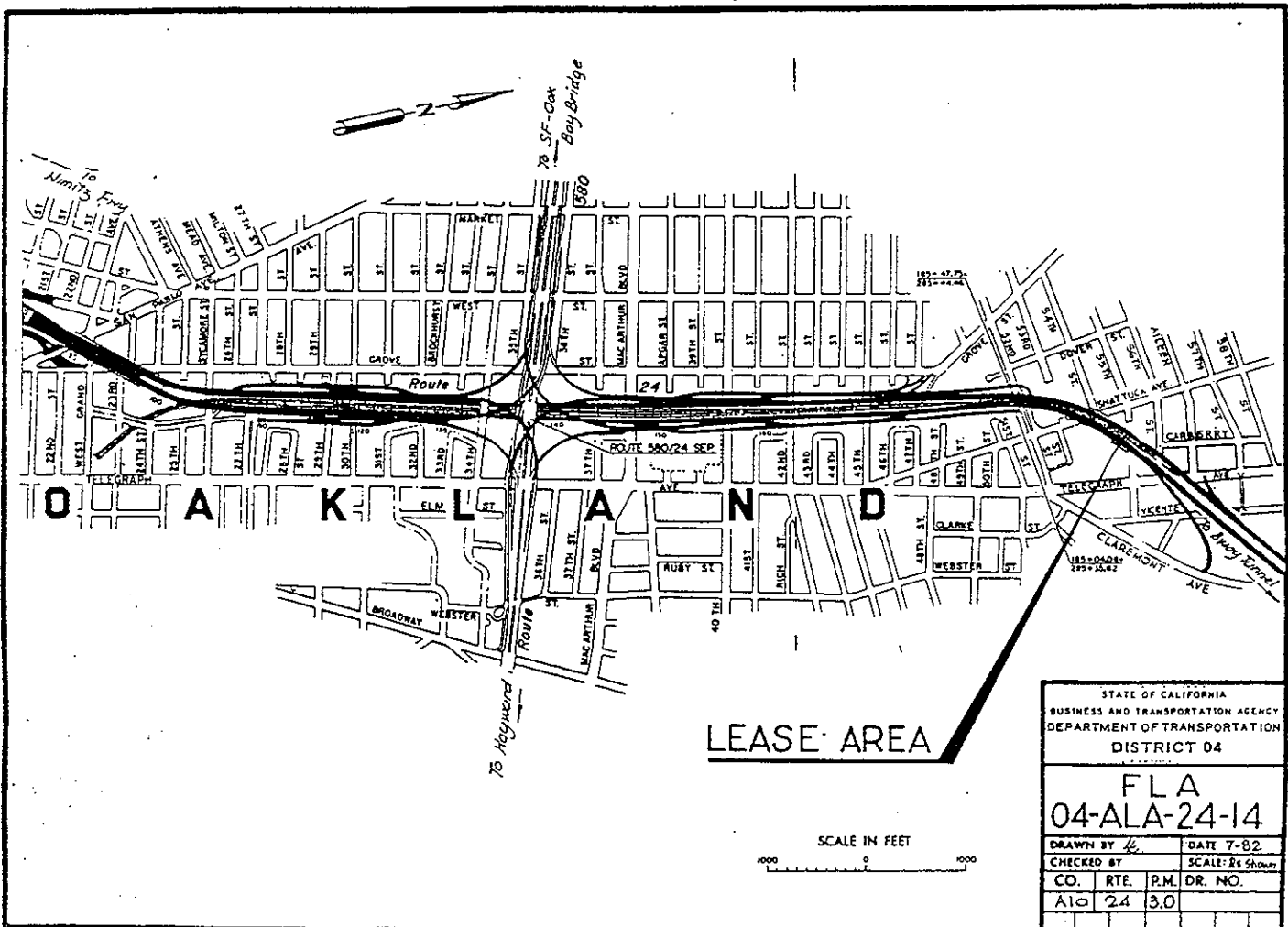
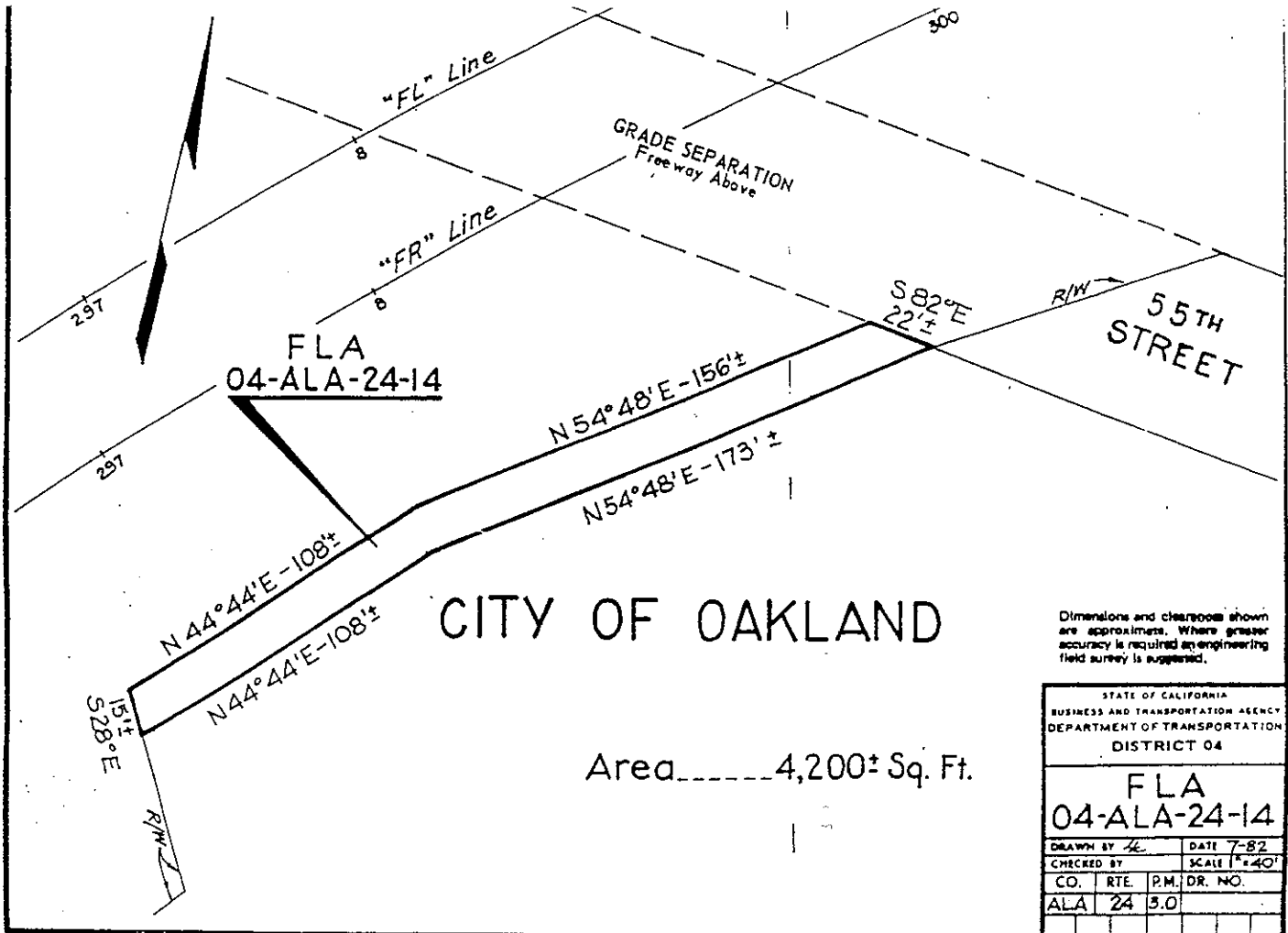


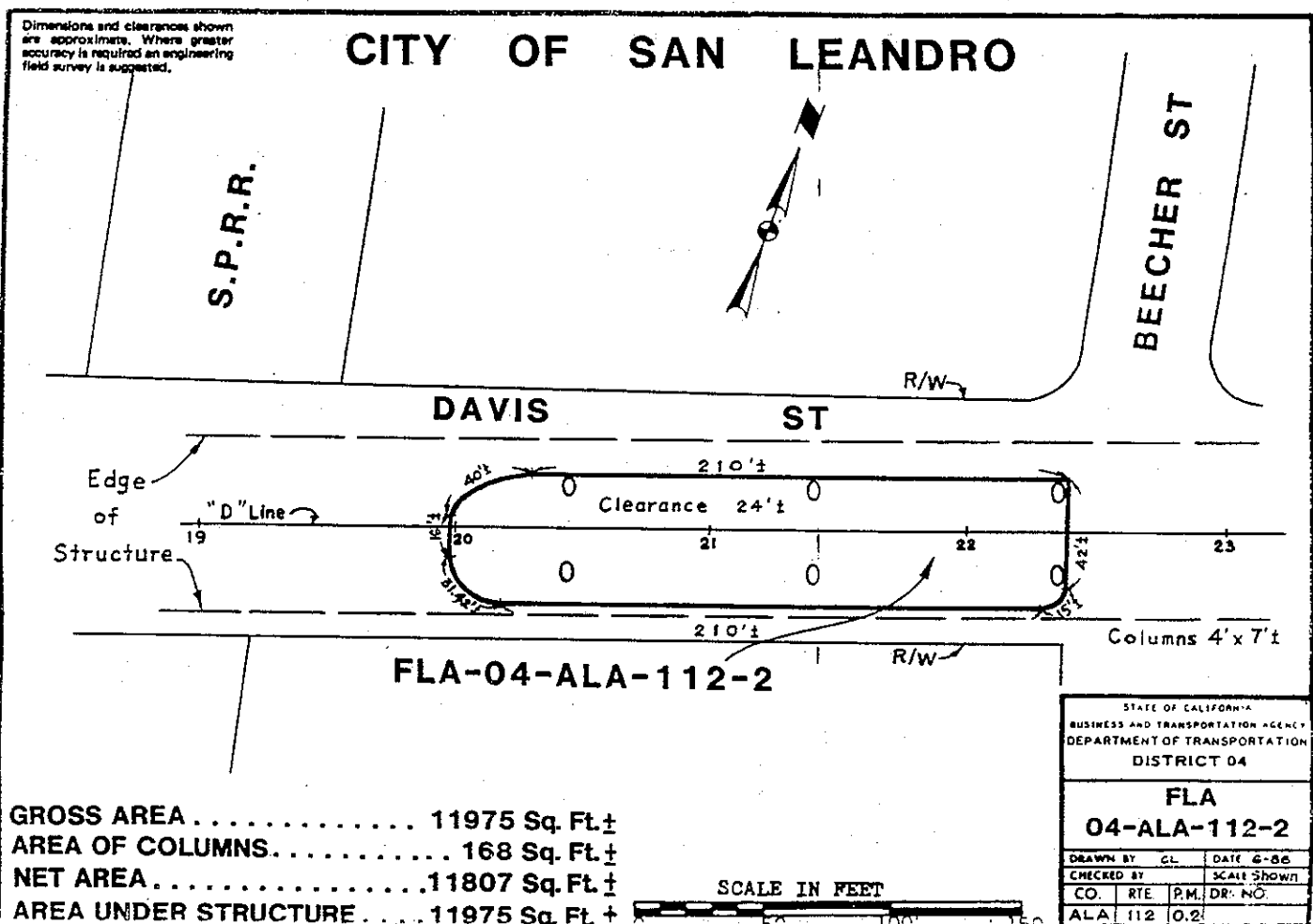
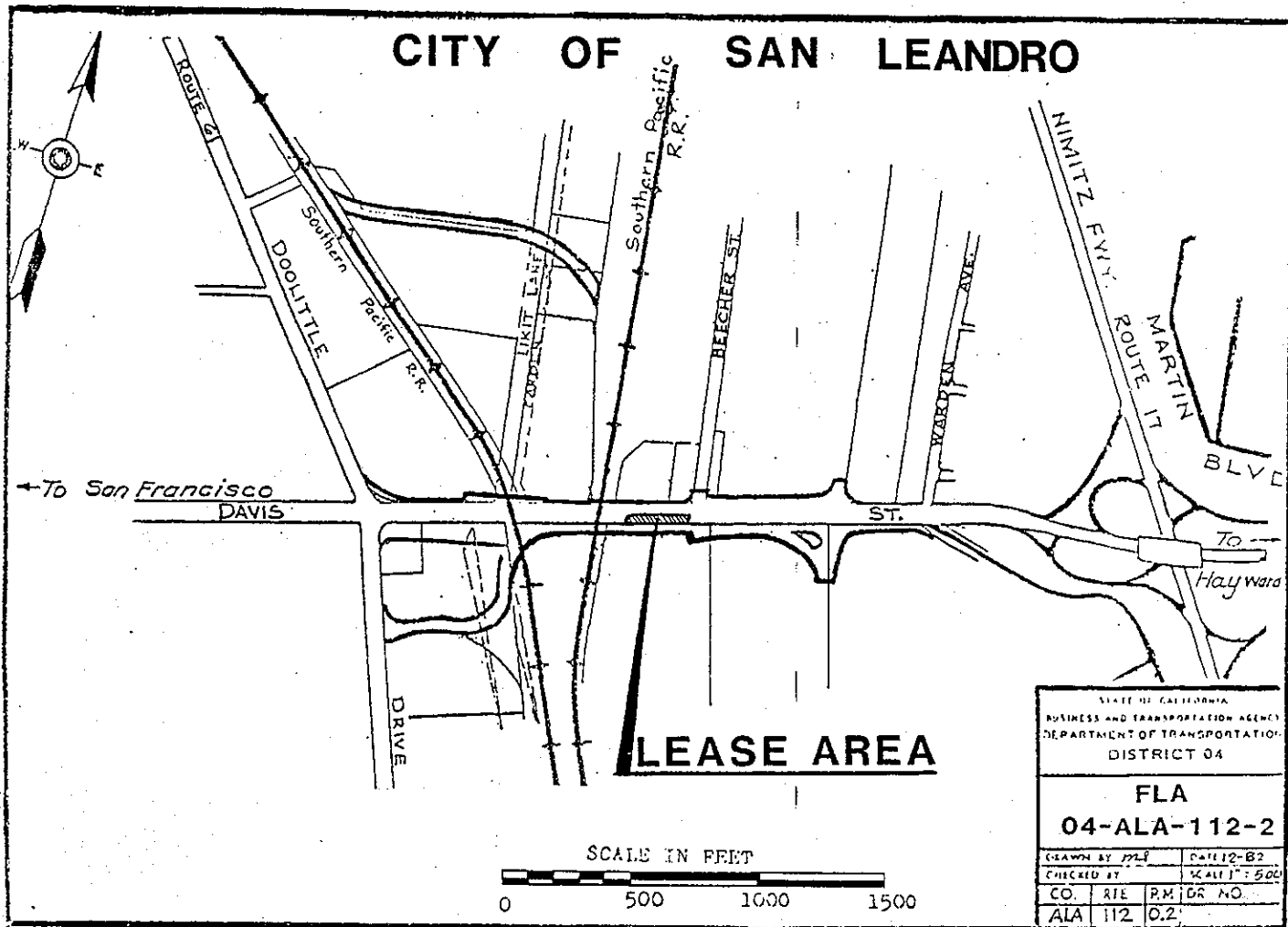
**LEASE AREA
 B.T.-51**

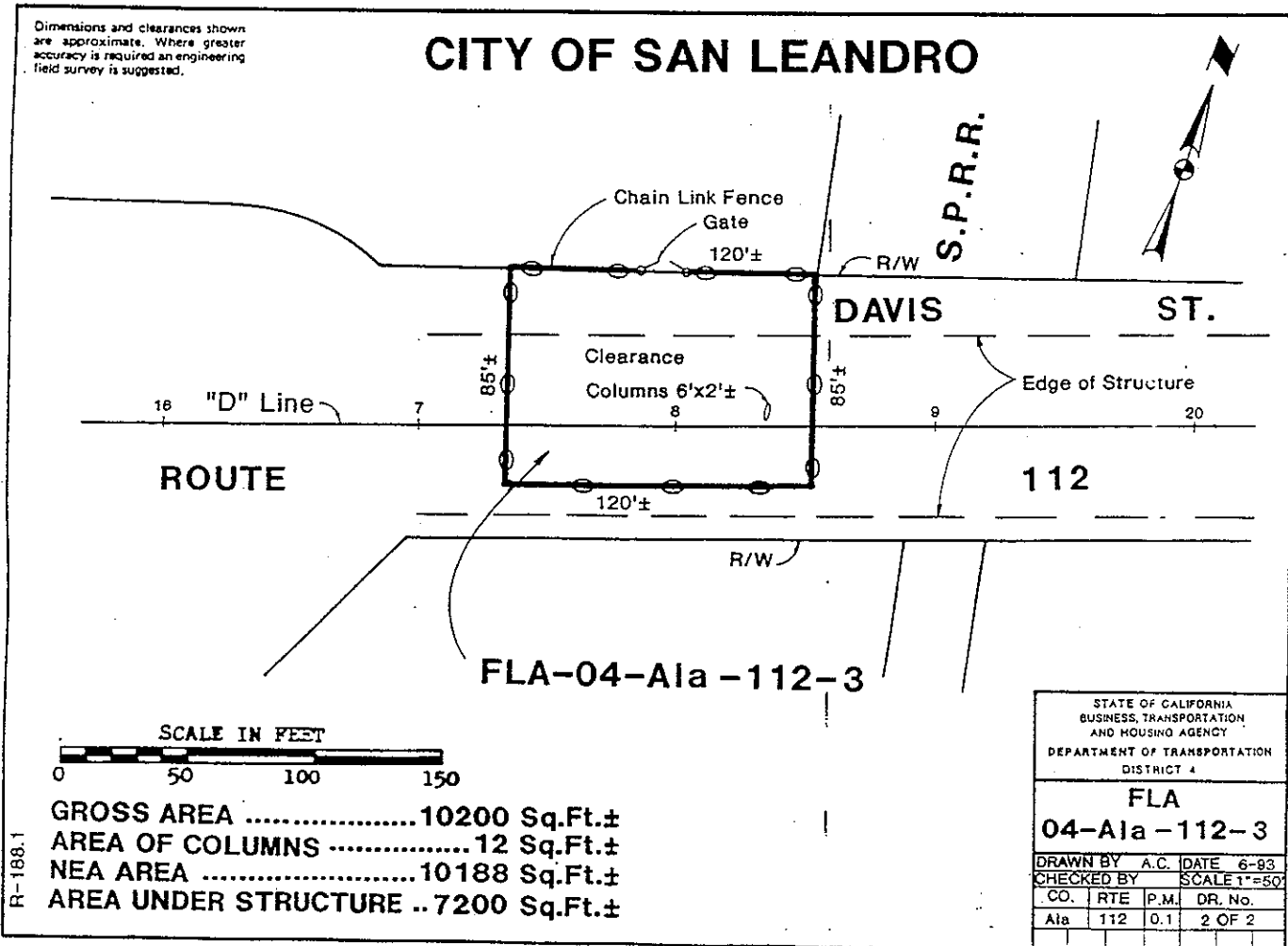
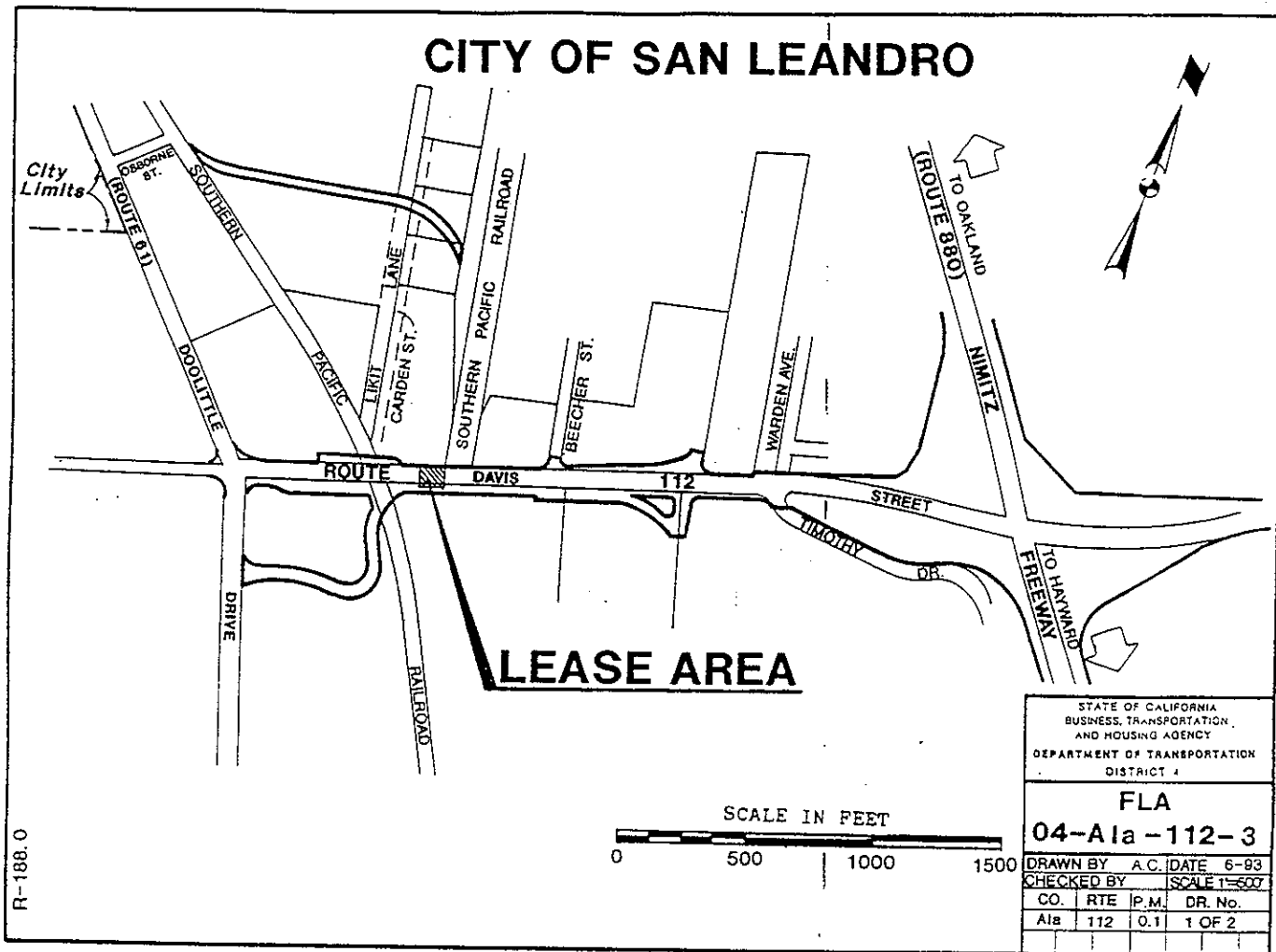
STATE OF CALIFORNIA
 DEPARTMENT OF TRANSPORTATION
 TOLL BRIDGE AUTHORITY

DRAWN BY	ALA	DATE	5-81
CHECKED BY		SCALE	1"=100'
CO.	RTE	P.M.	DR. NO.
ALA			

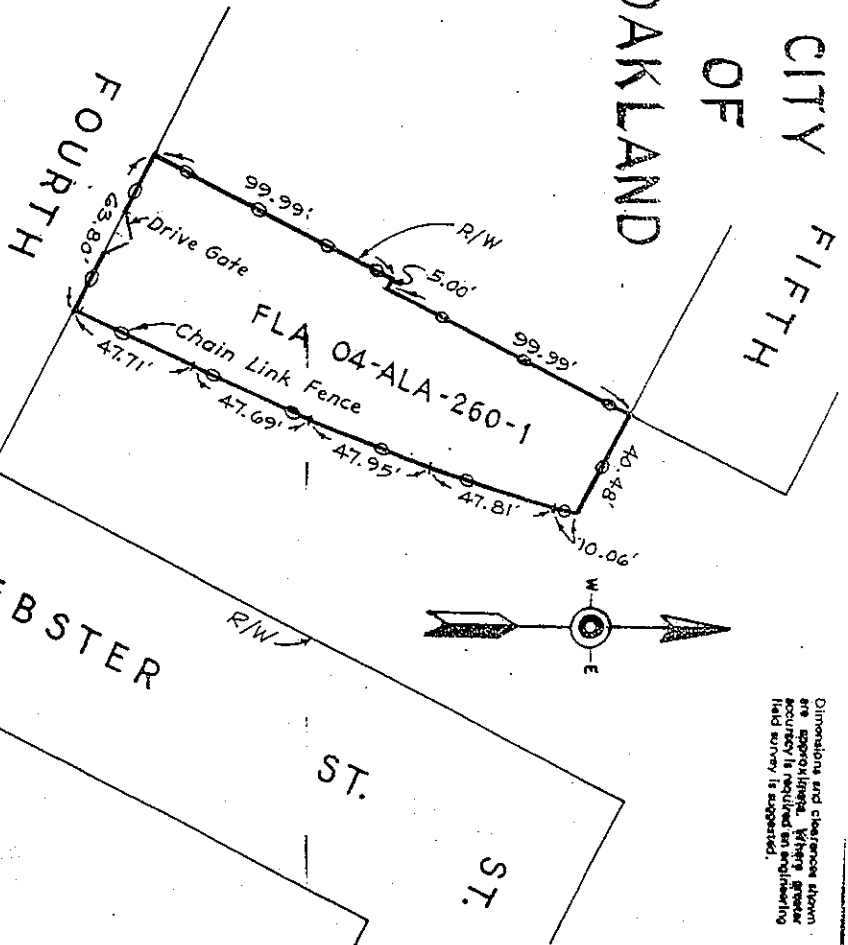
Rev. 2-88







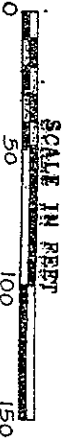
CITY OF OAKLAND



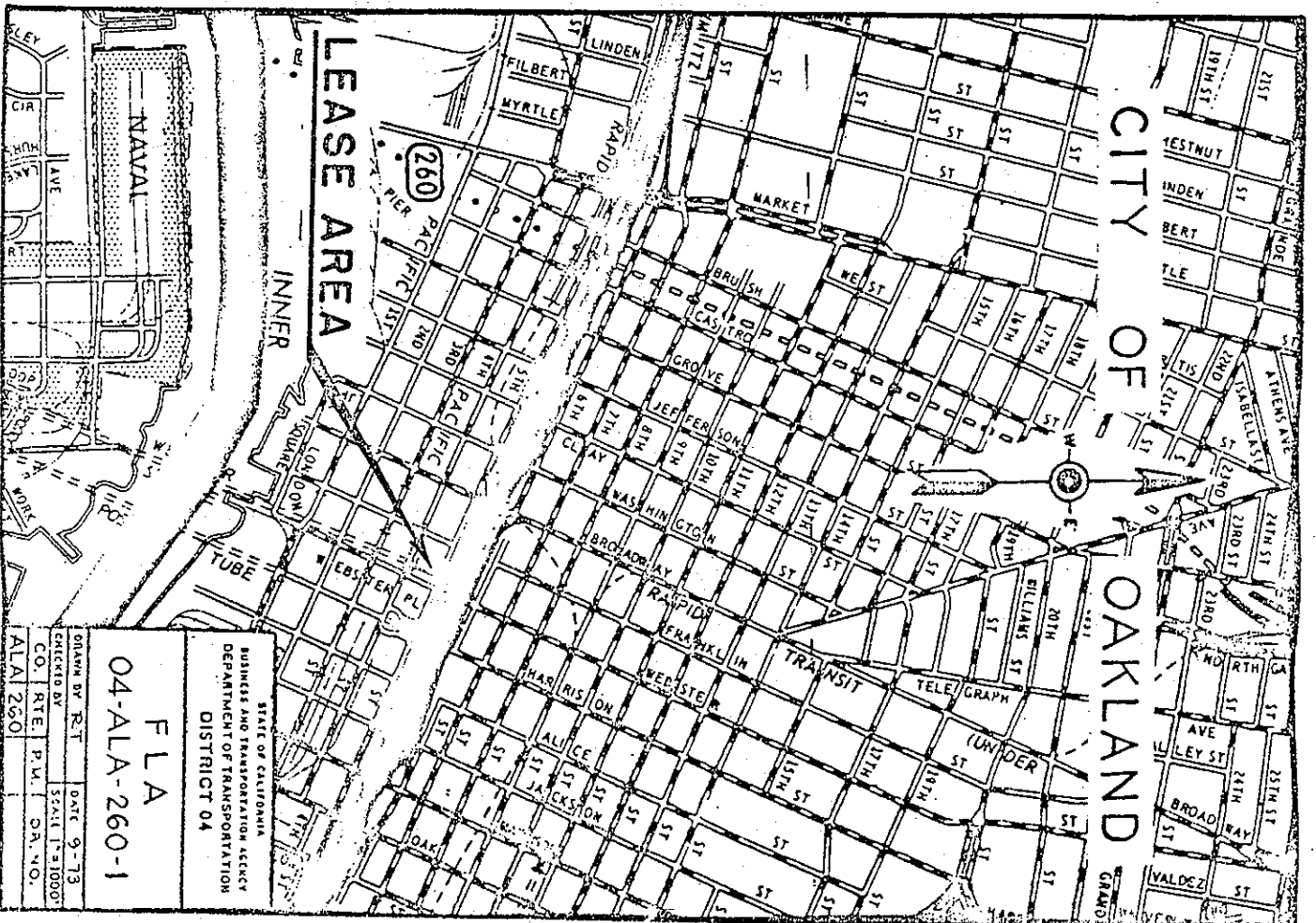
NOTE:

Subject to Tunnel Easement
unencumbered.

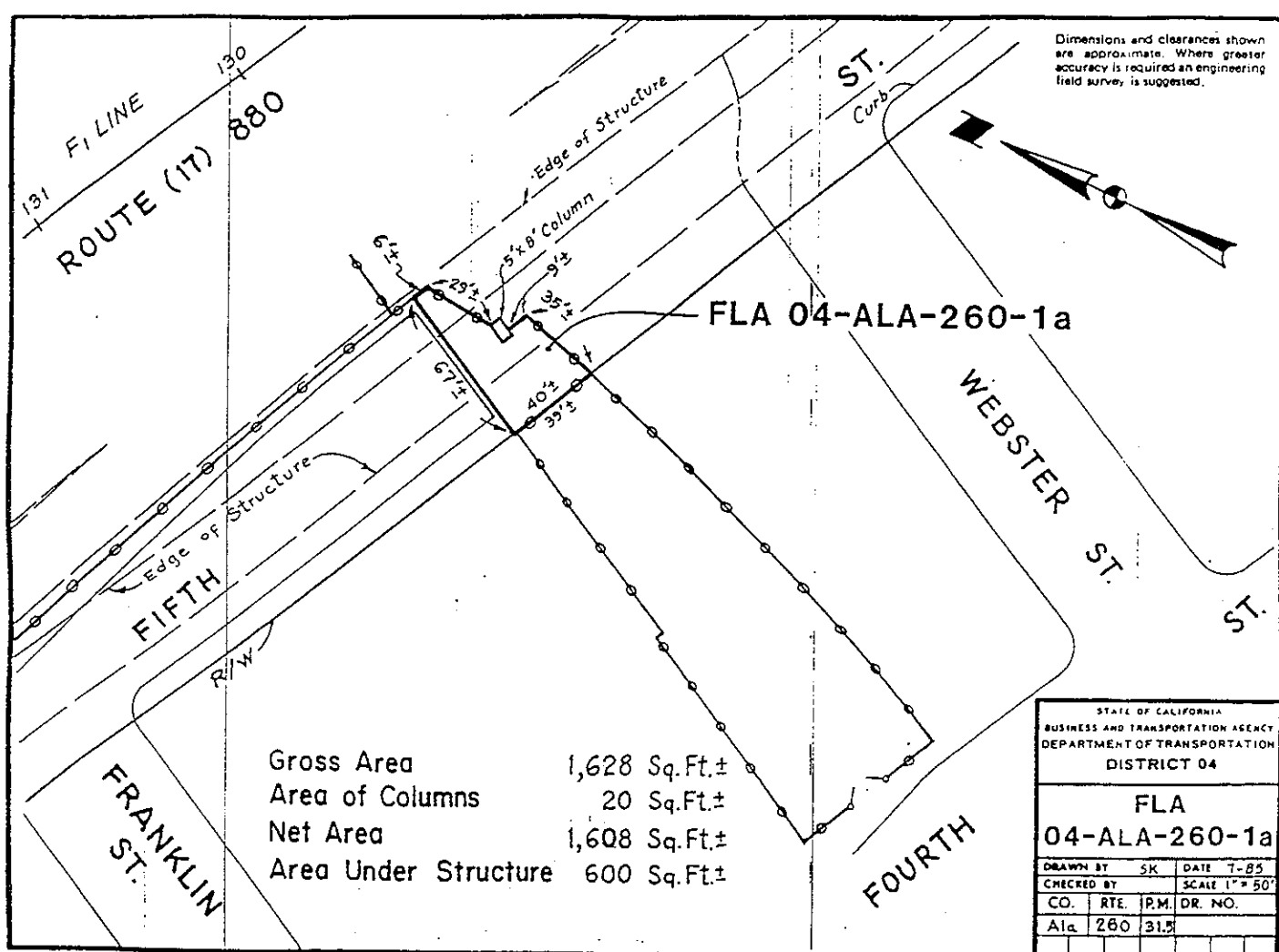
Gross Area 11097 Sq. Ft. ±



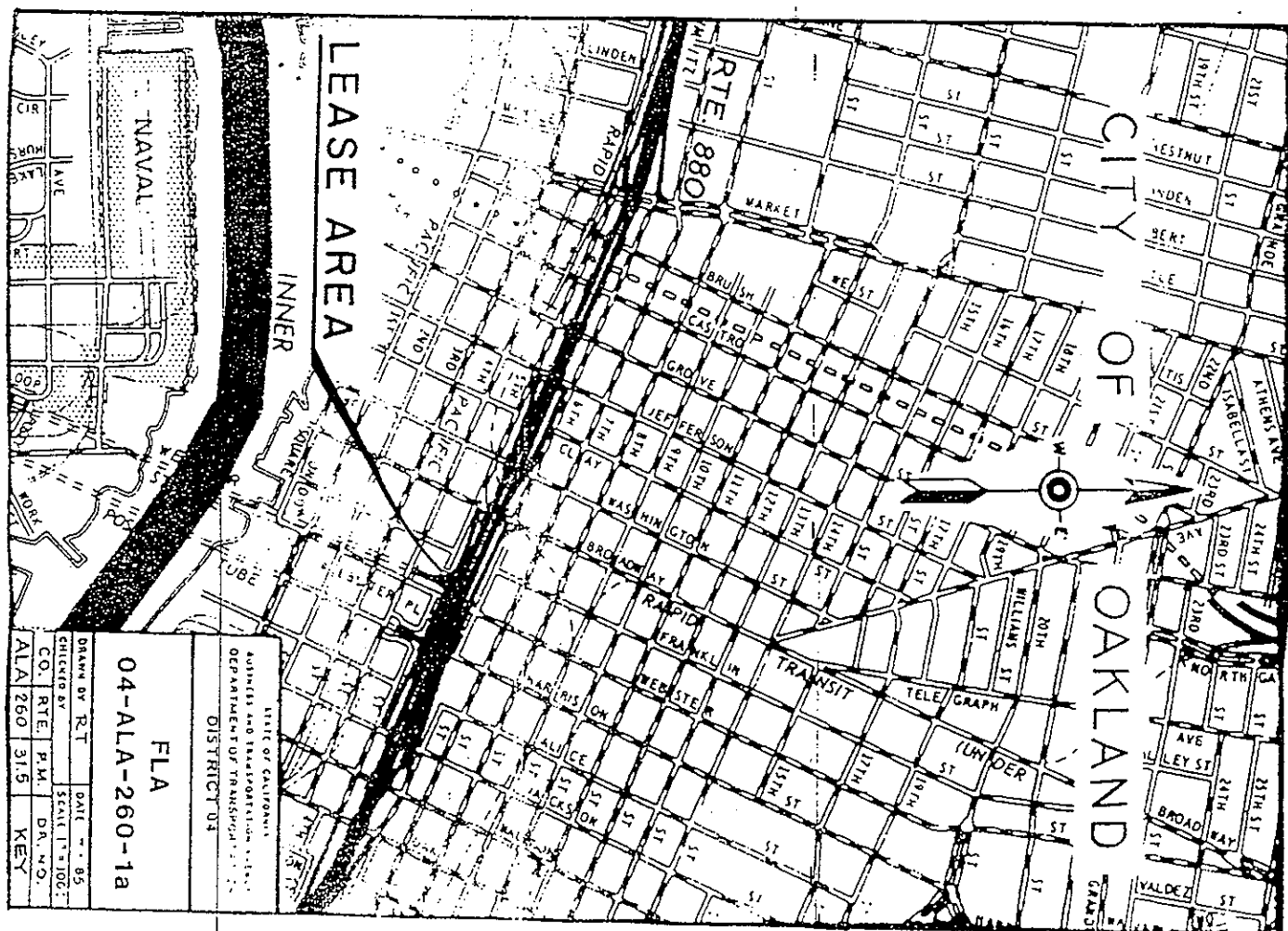
STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DISTRICT 04			
FLA	04-ALA-260-1	DATE 5-63	SCALE AS SHOWN
CHECKED BY	CO. RTE. P.M.	DR. NO.	
ALA 260			



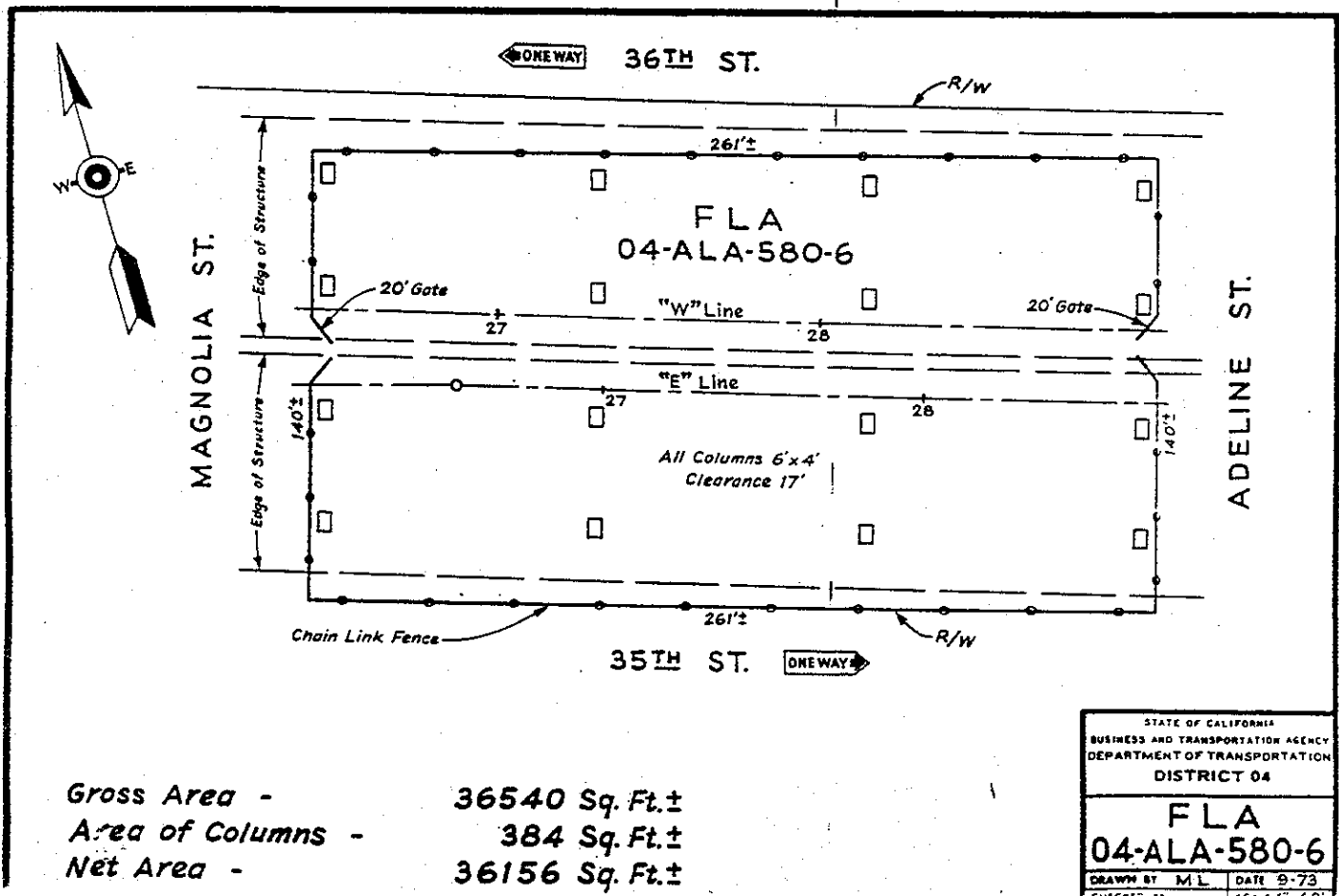
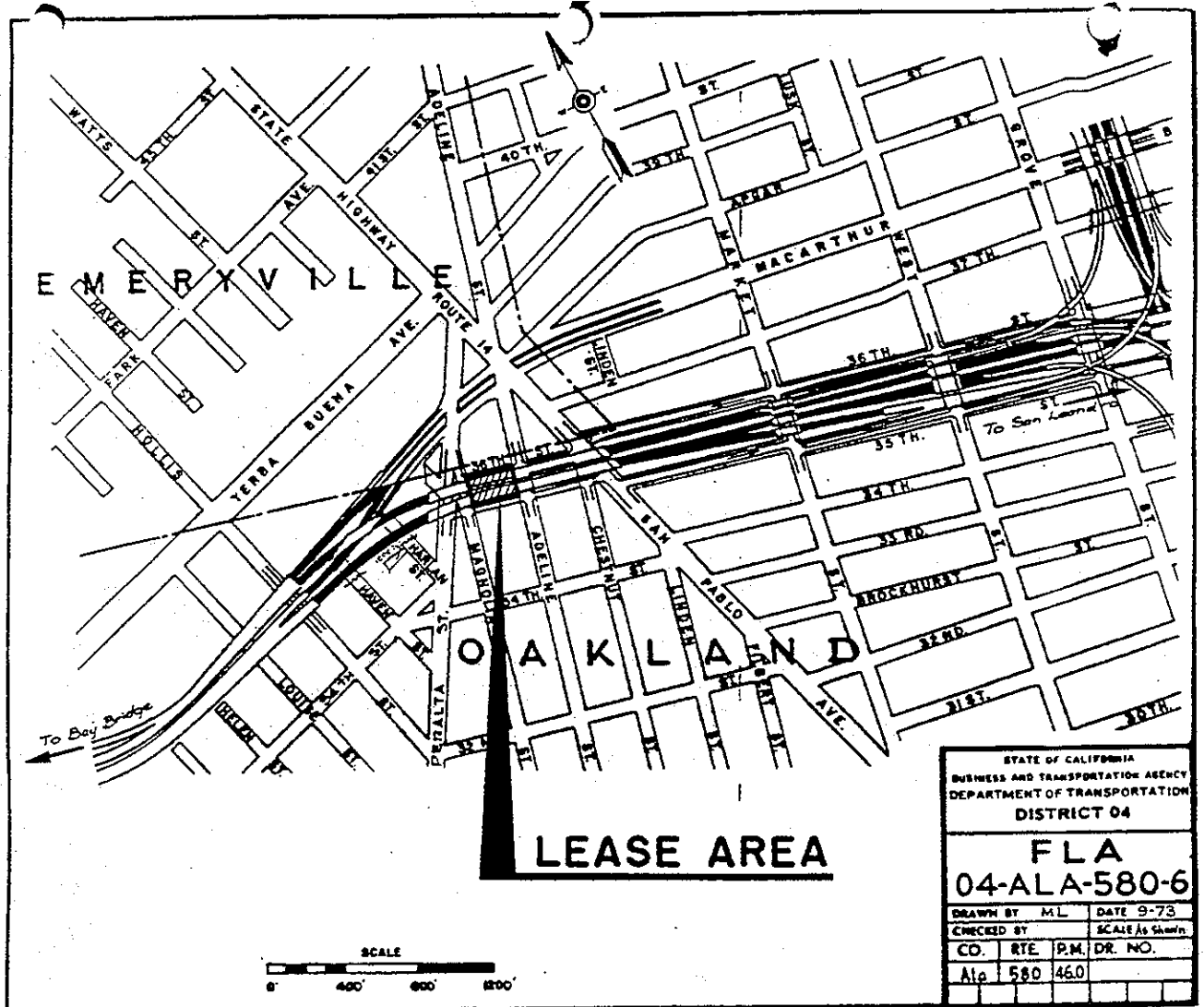
STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DISTRICT 04			
FLA	04-ALA-260-1	DATE 9-73	SCALE 1"=1000'
CHECKED BY	CO. RTE. P.M.	DR. NO.	
ALA 260			

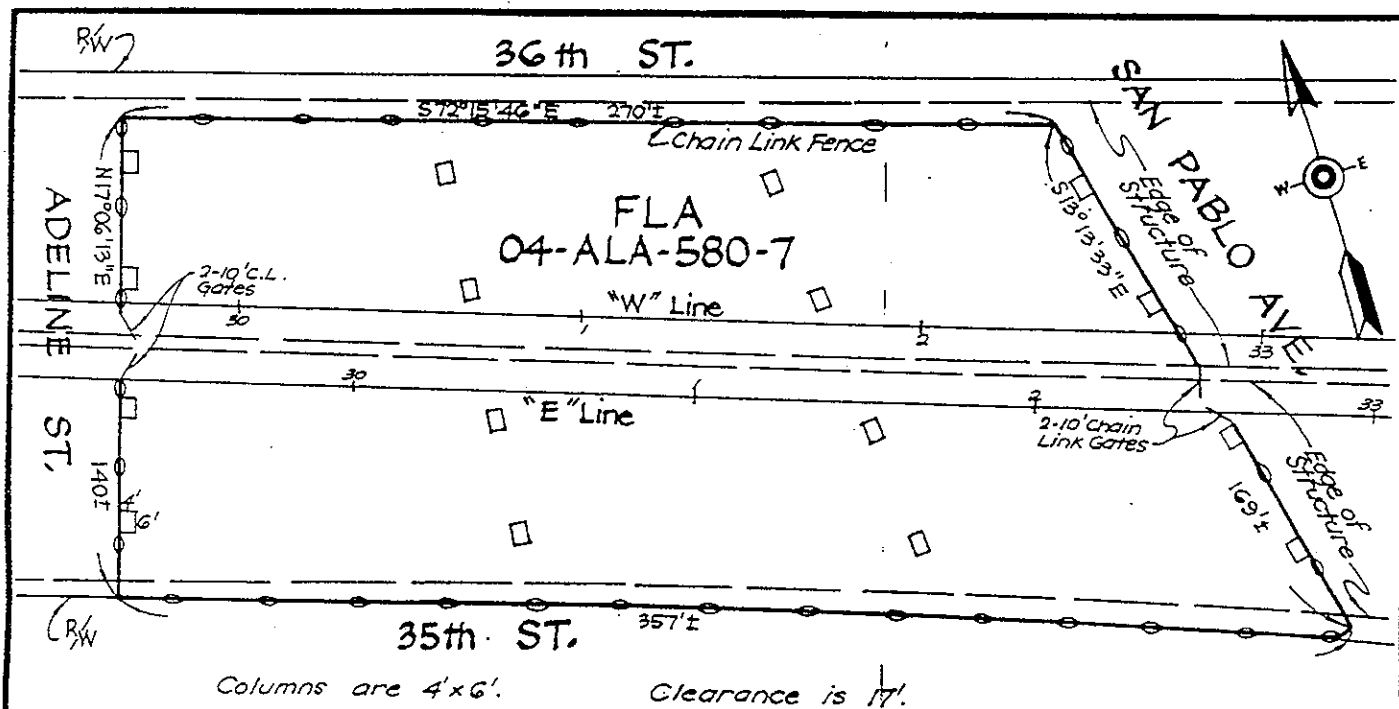
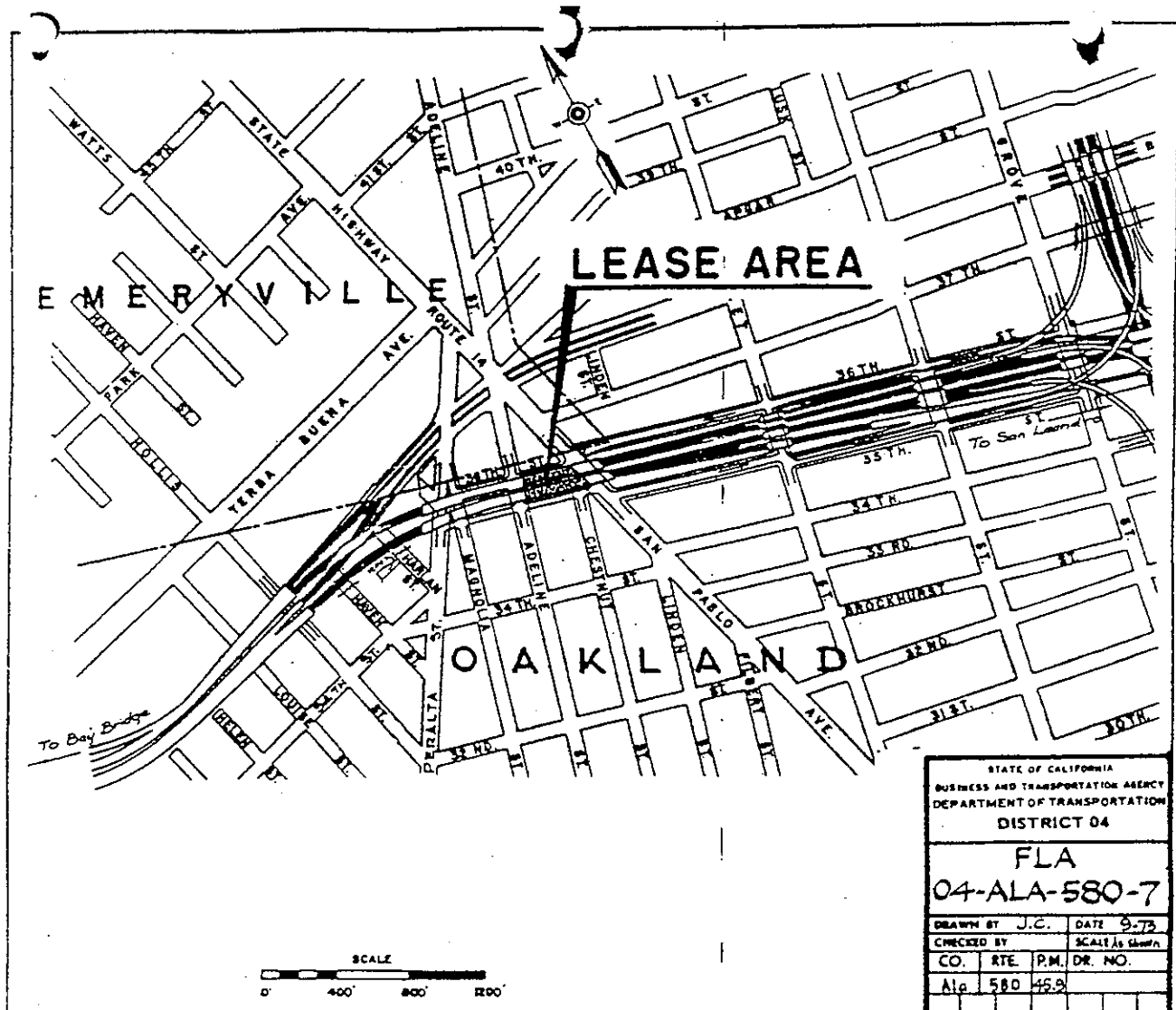


R-57.A-7



STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04	FLA 04-ALA-260-1a
DRAWN BY RT	DATE 7-85
CHECKED BY	SCALE 1" = 100'
CO. RTE. P.M.	DR. NO.
ALA 260	315 KEY



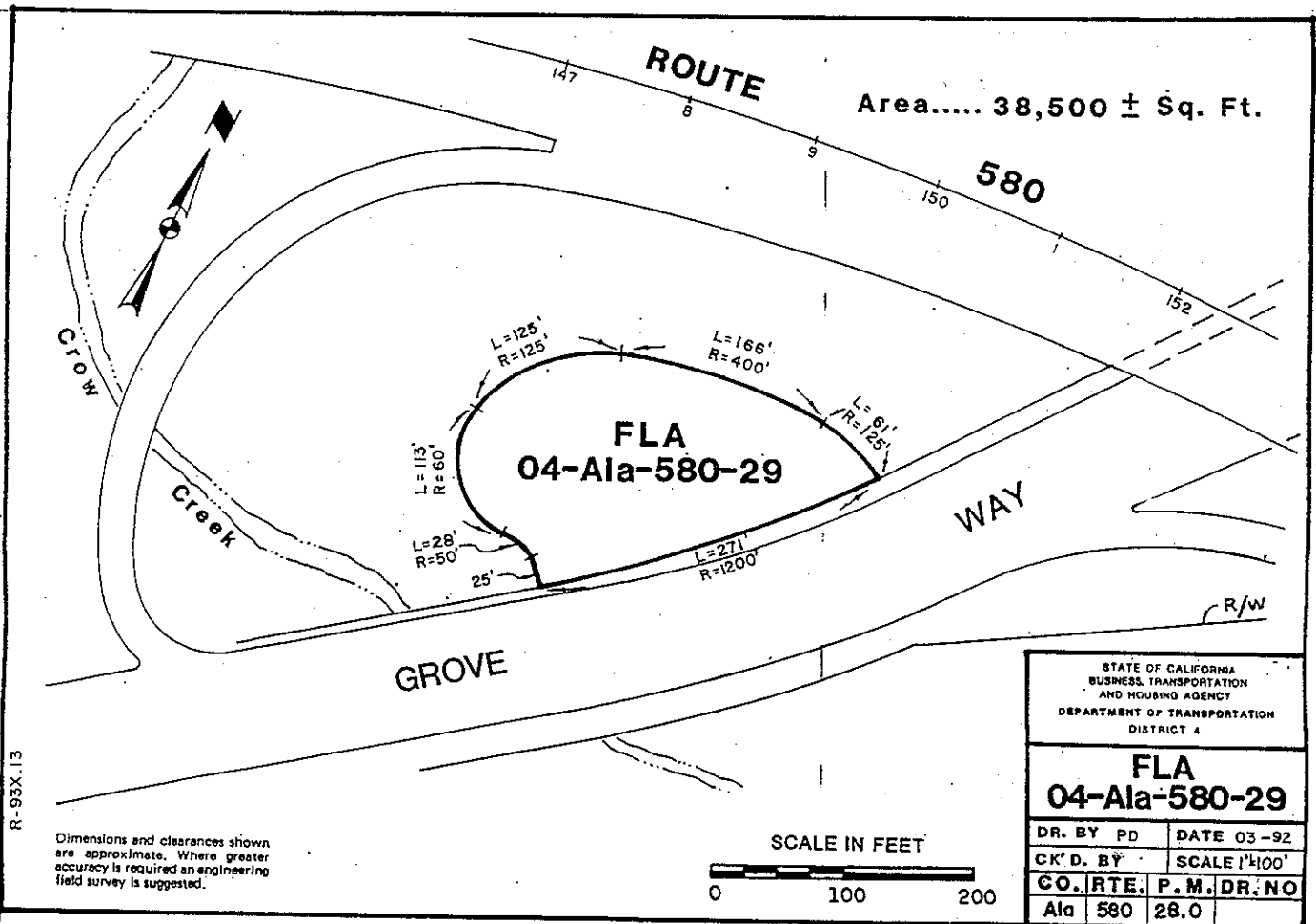
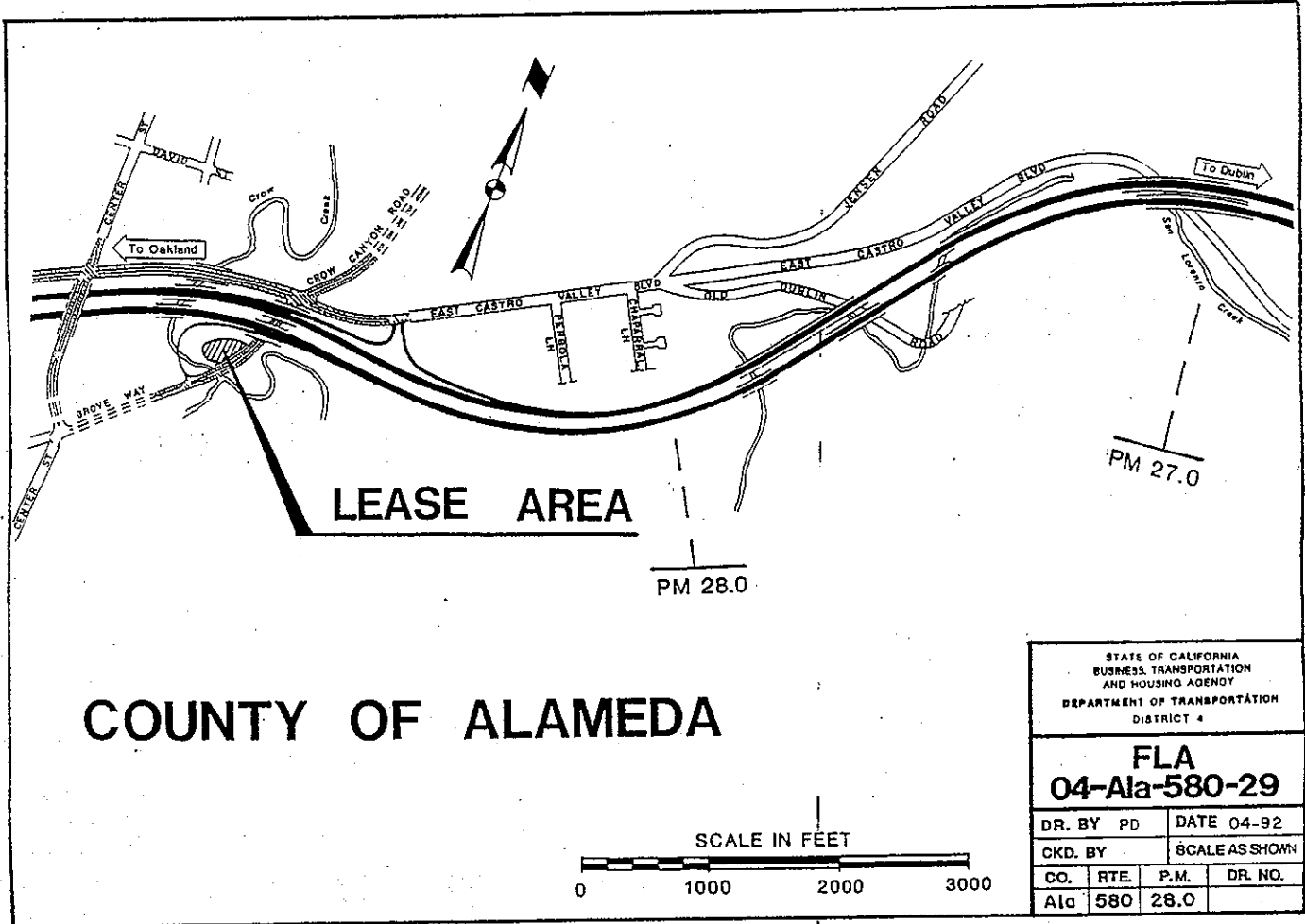


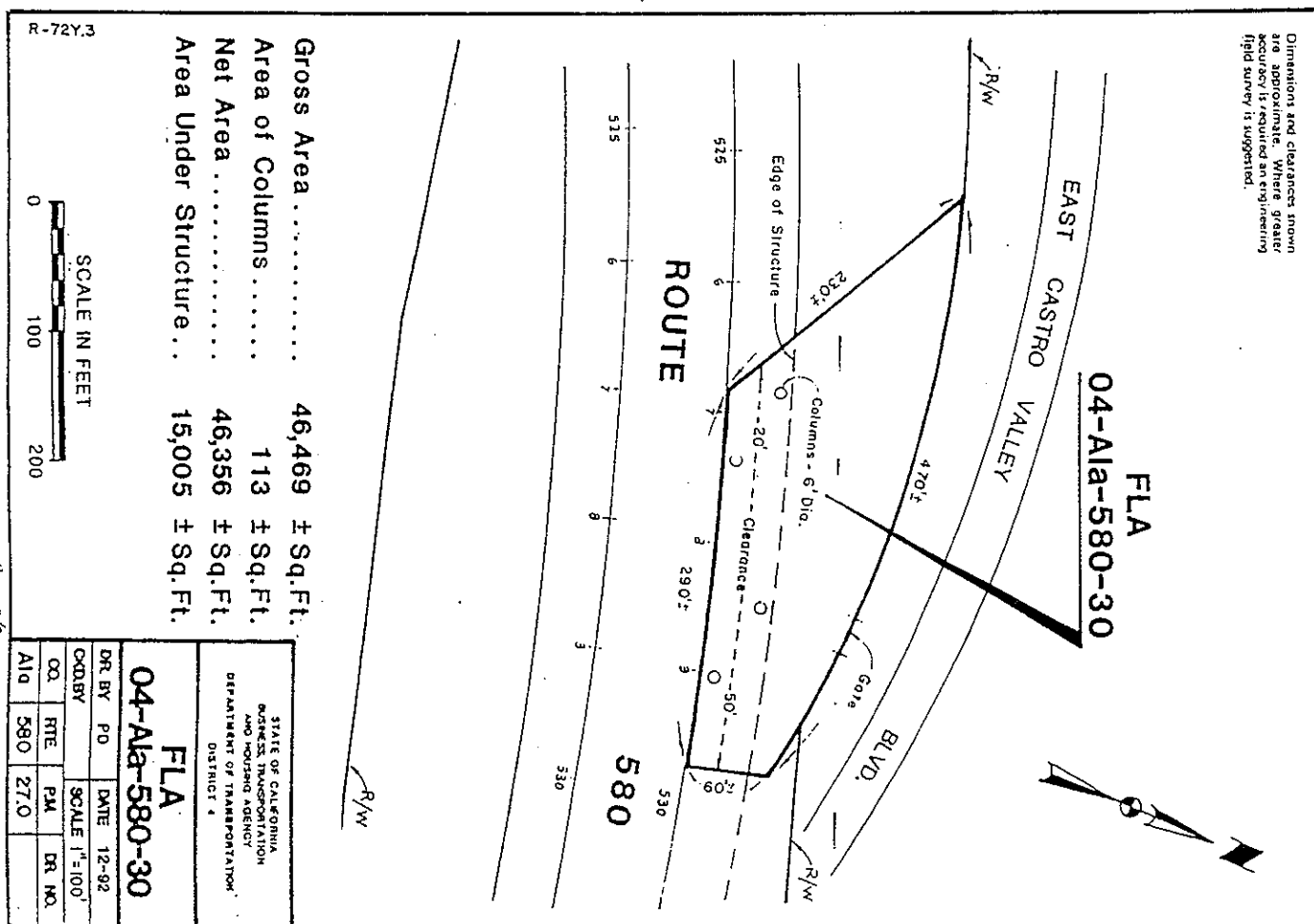
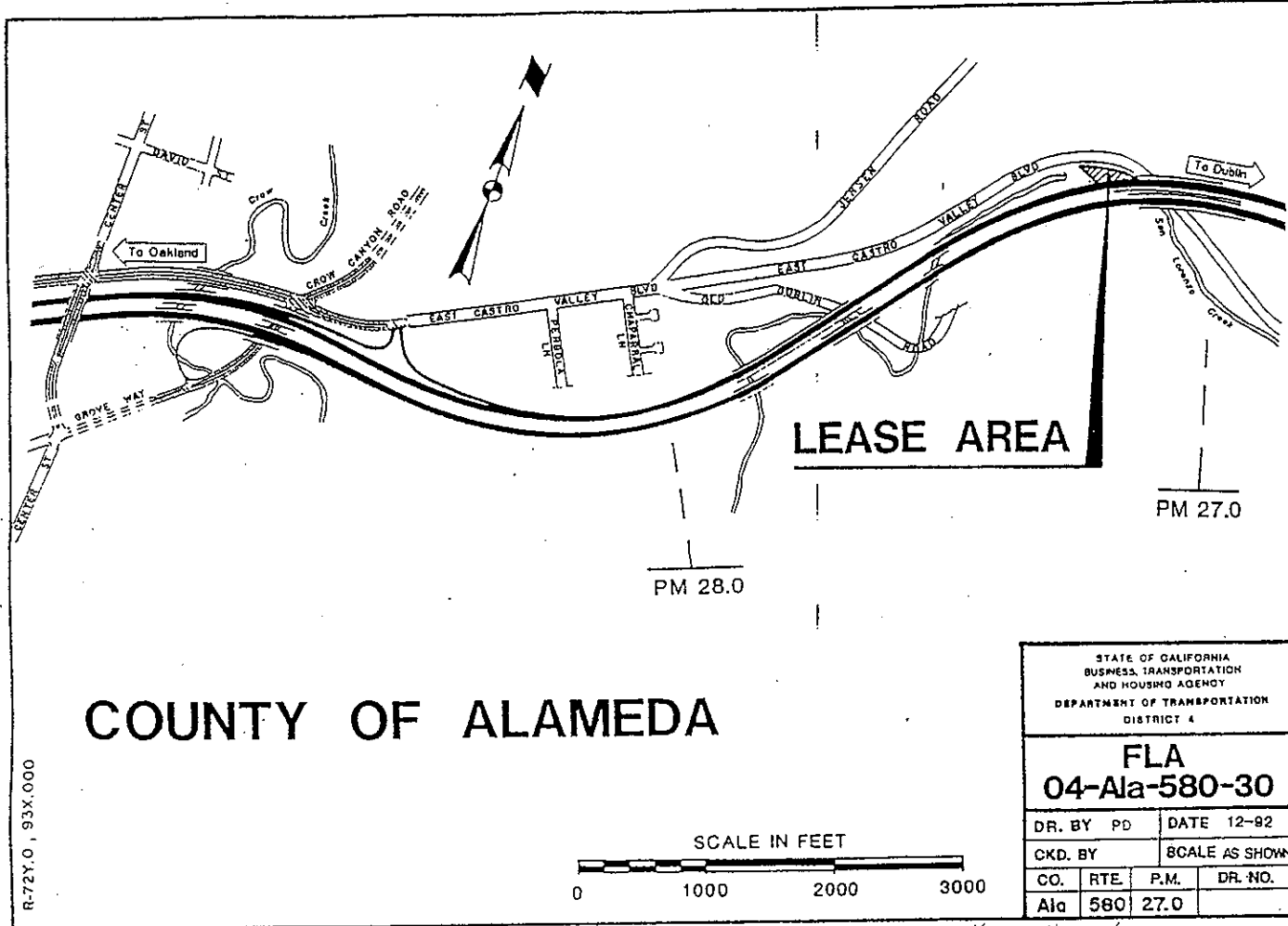
Gross Area	43,384± Sq.Ft.
Area of Columns	384± Sq.Ft.
Net Area	43,000± Sq.Ft.
Area Under Structure	40,000± Sq.Ft.

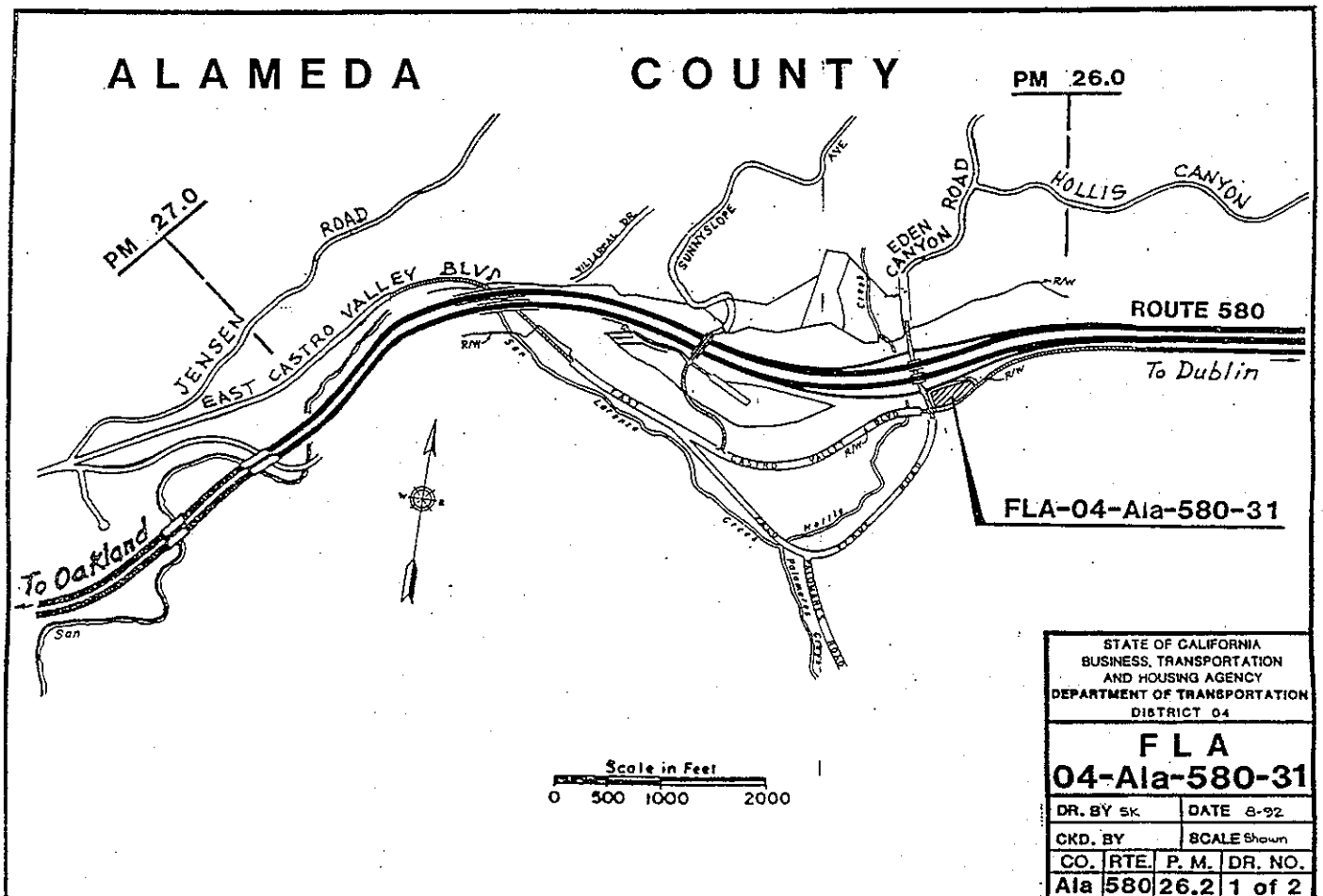
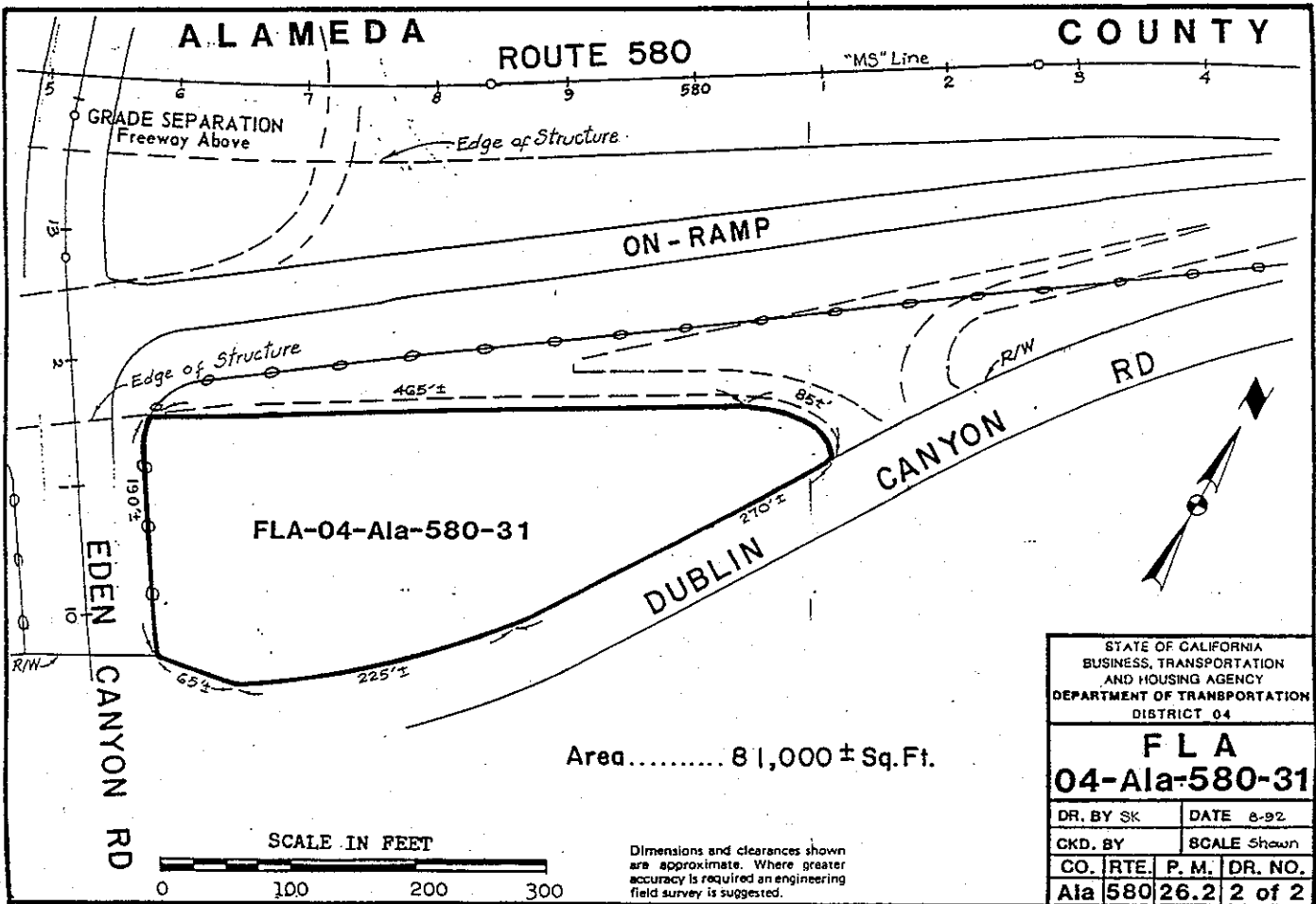
STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

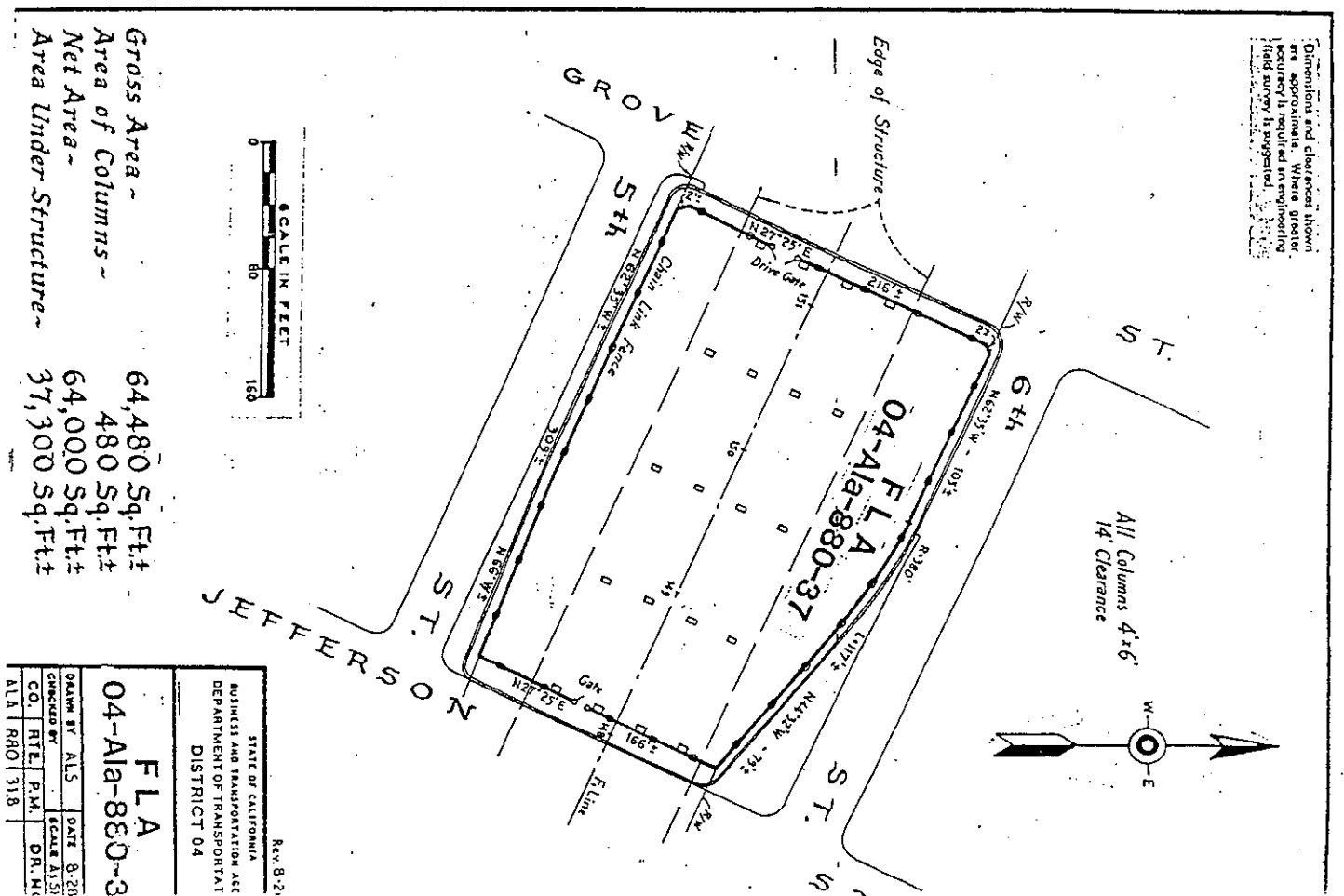
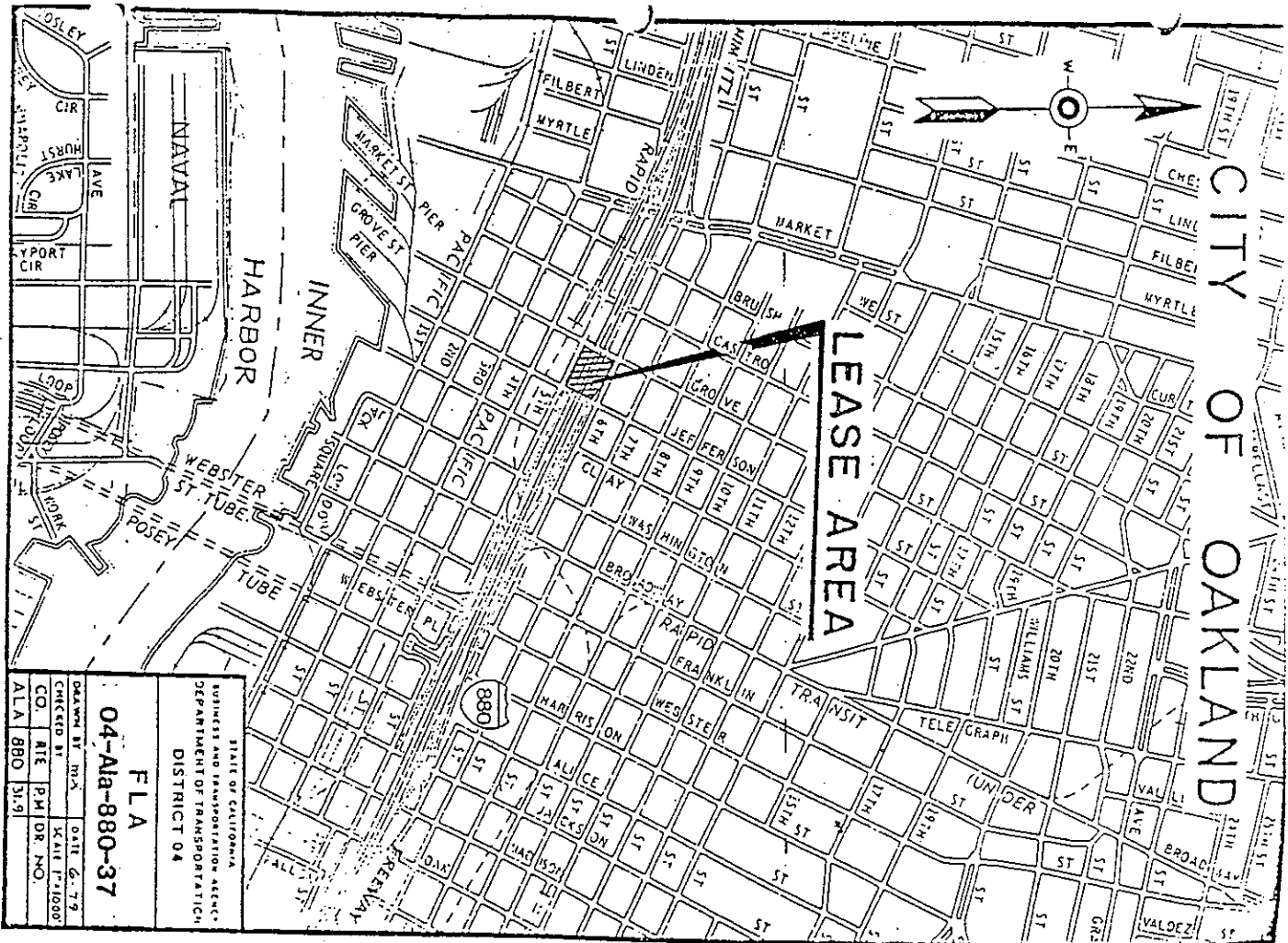
**FLA
04-ALA-580-7**

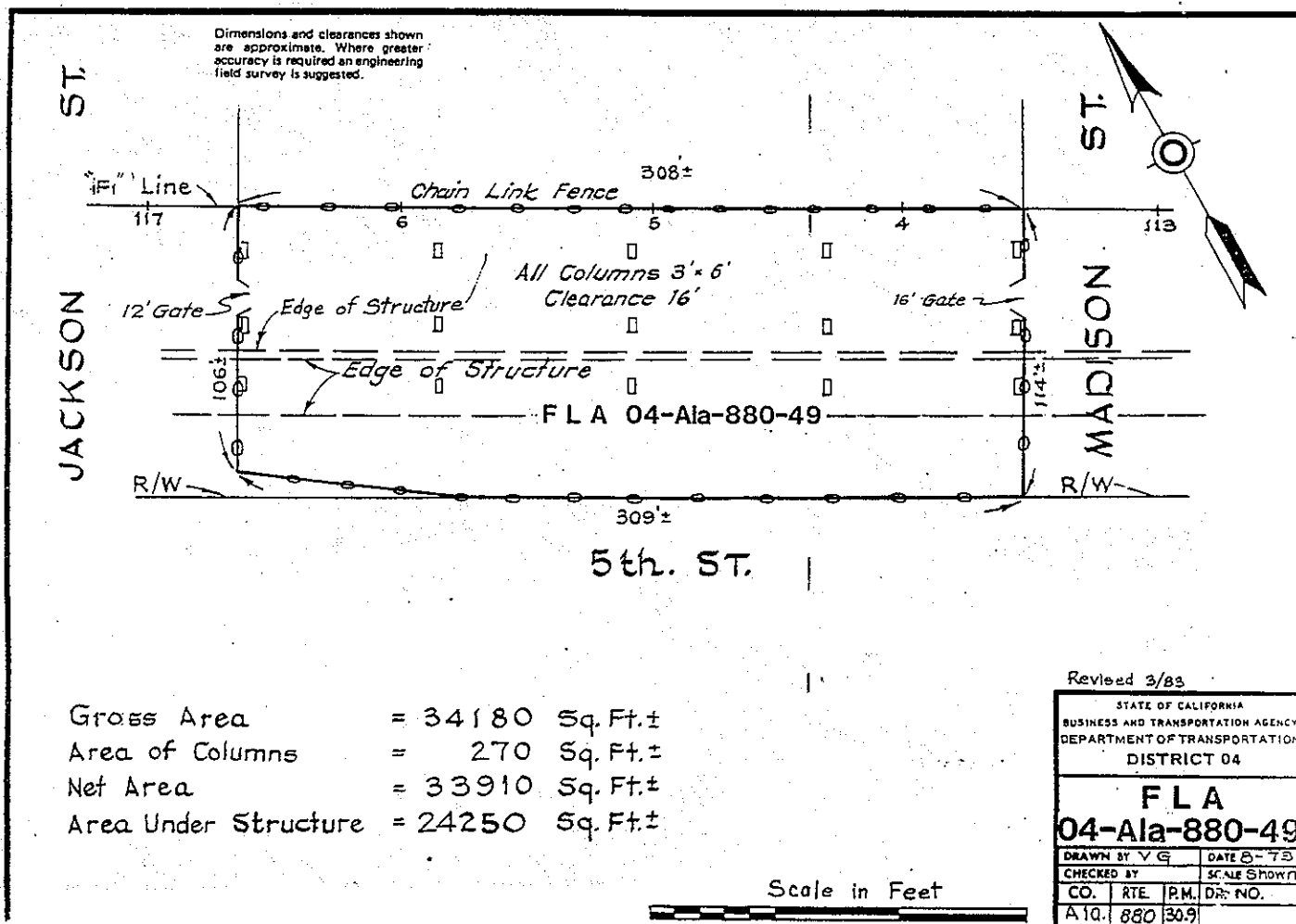
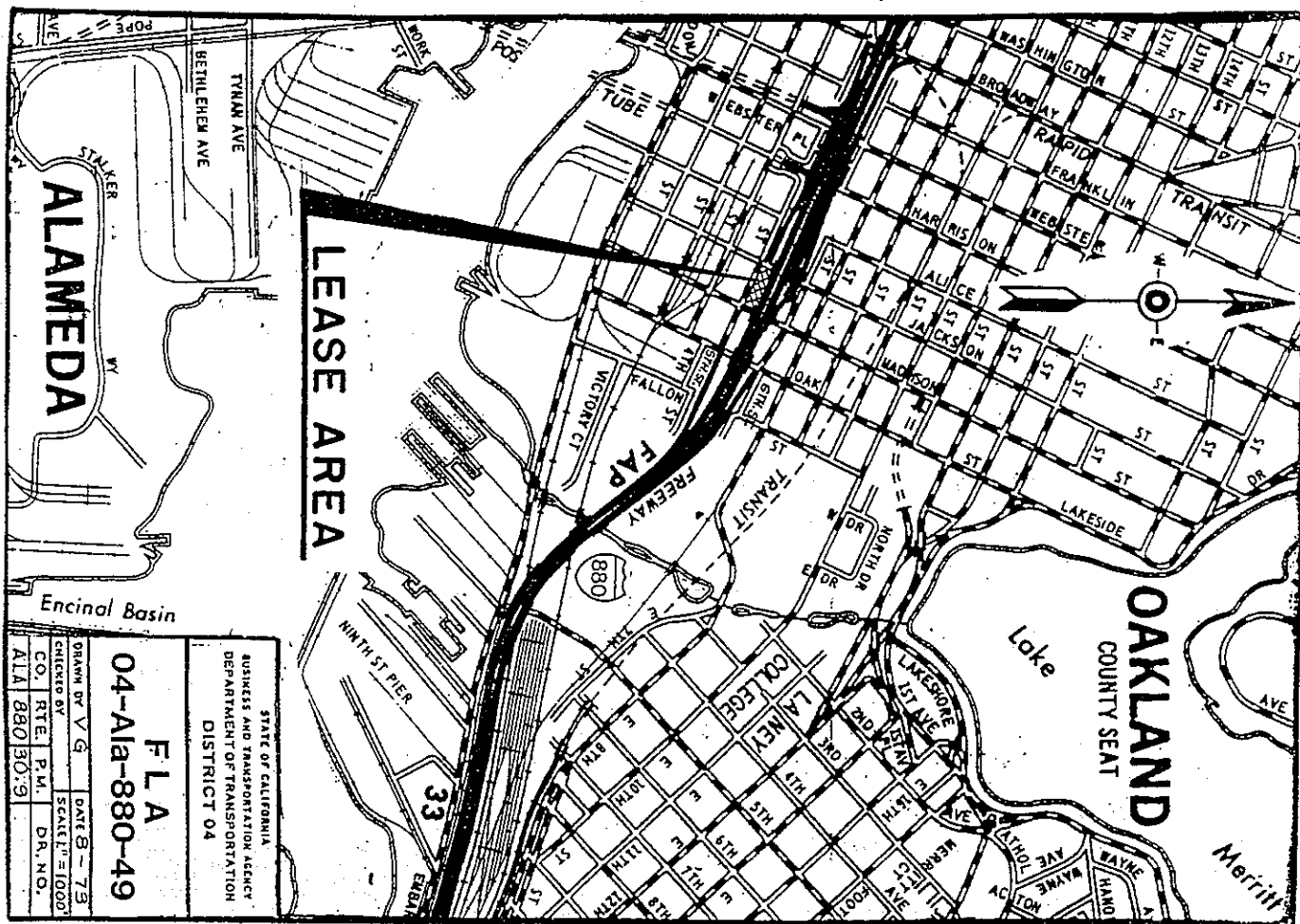
DRAWN BY J.C. DATE 9-73

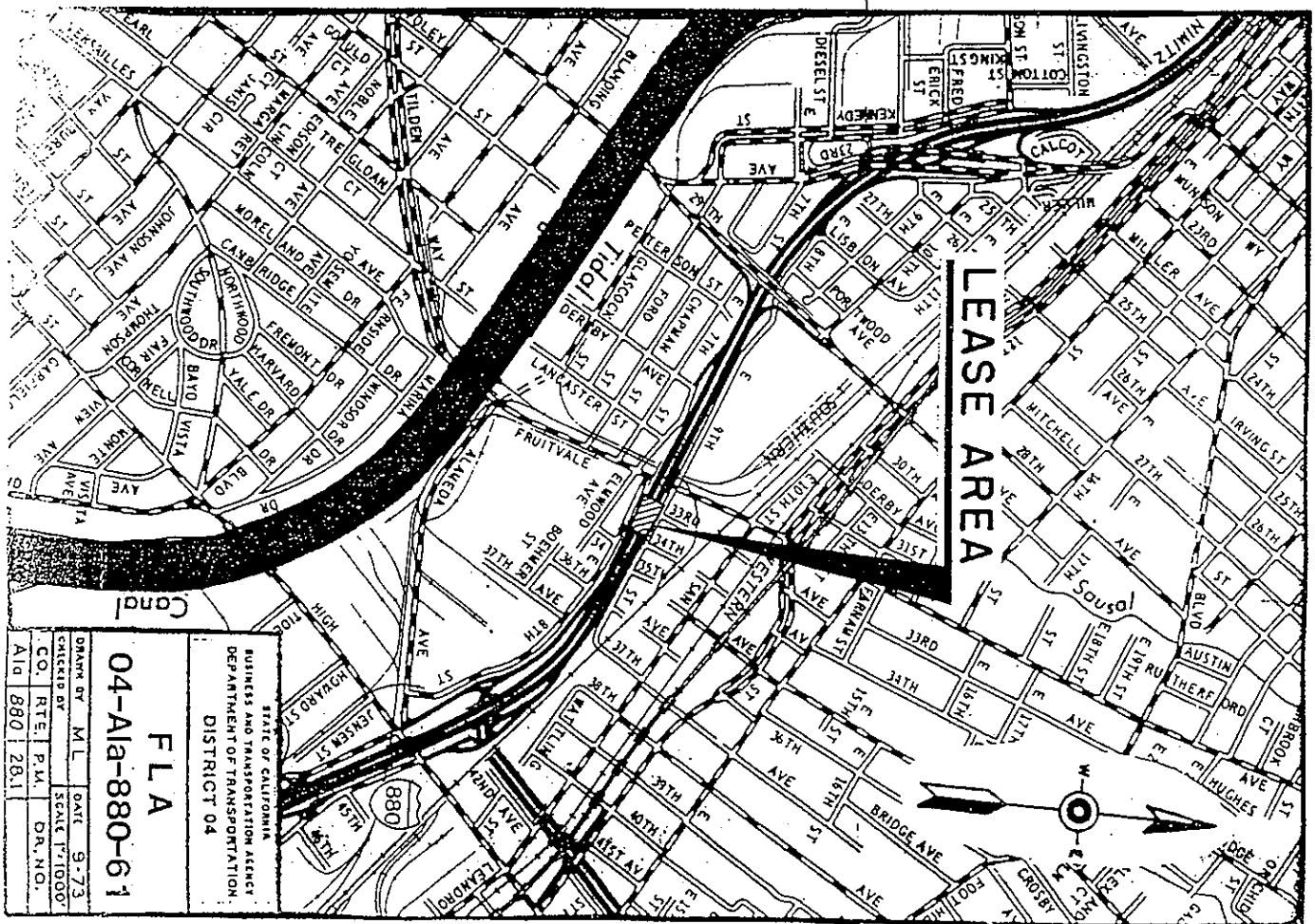
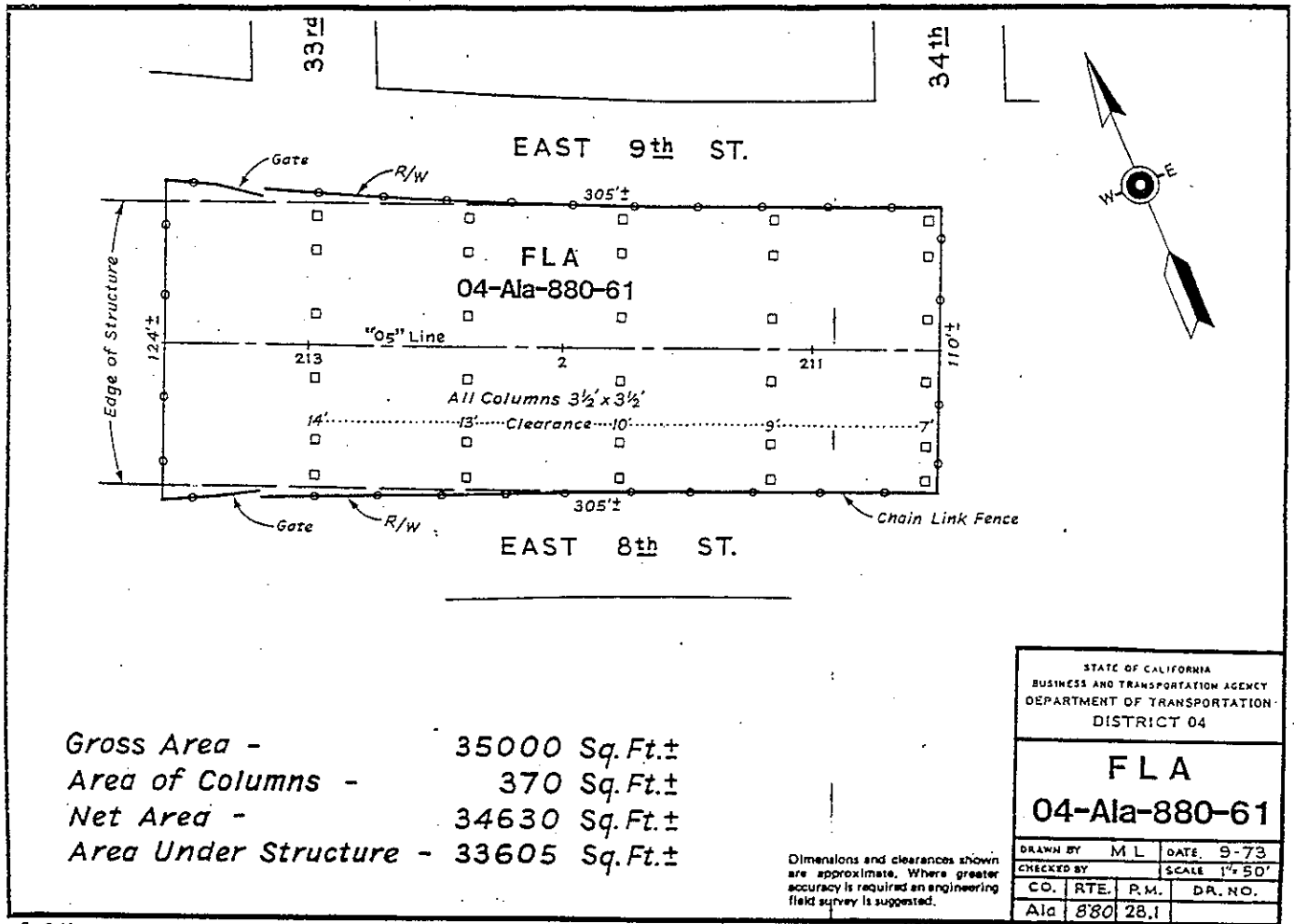


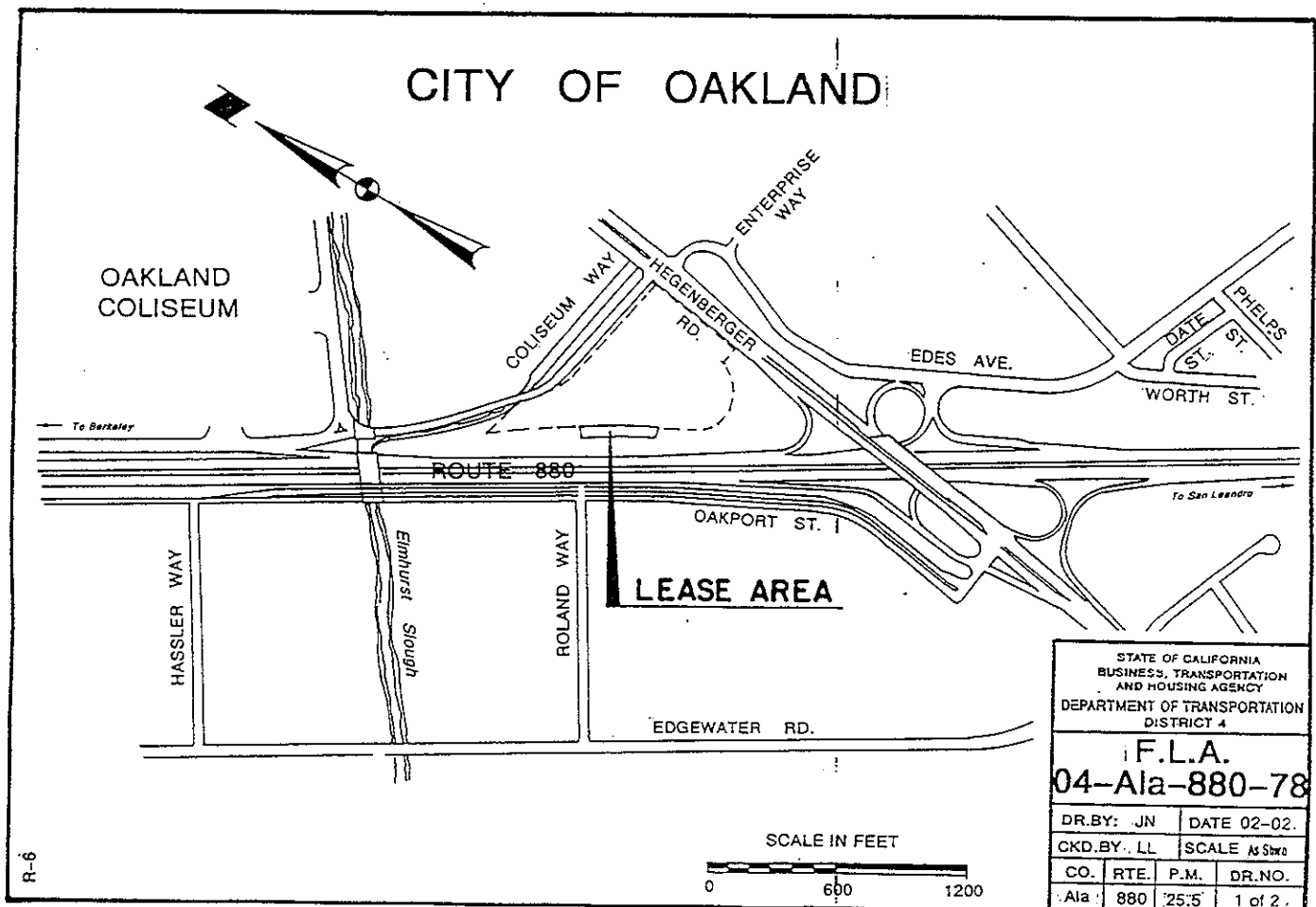
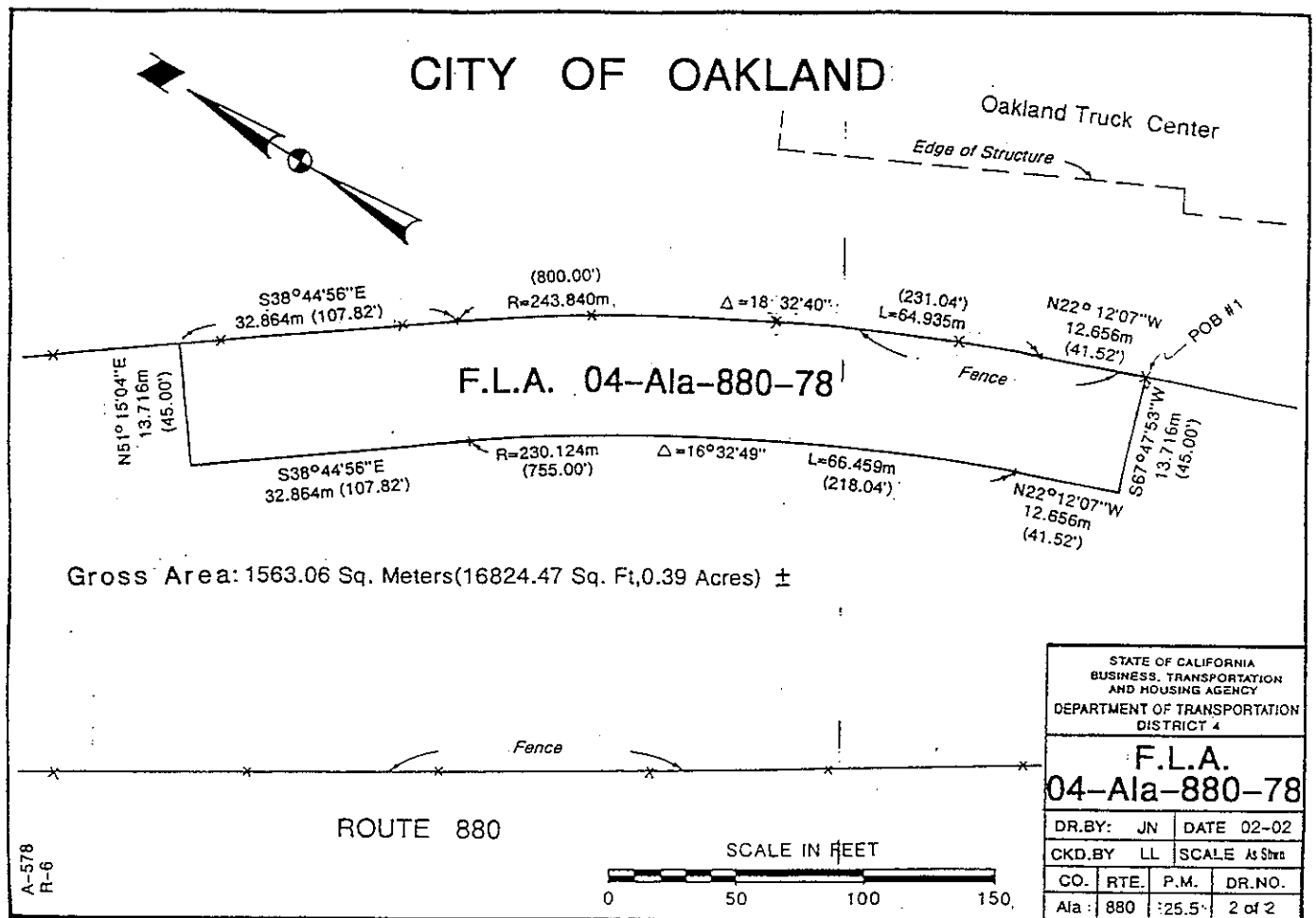


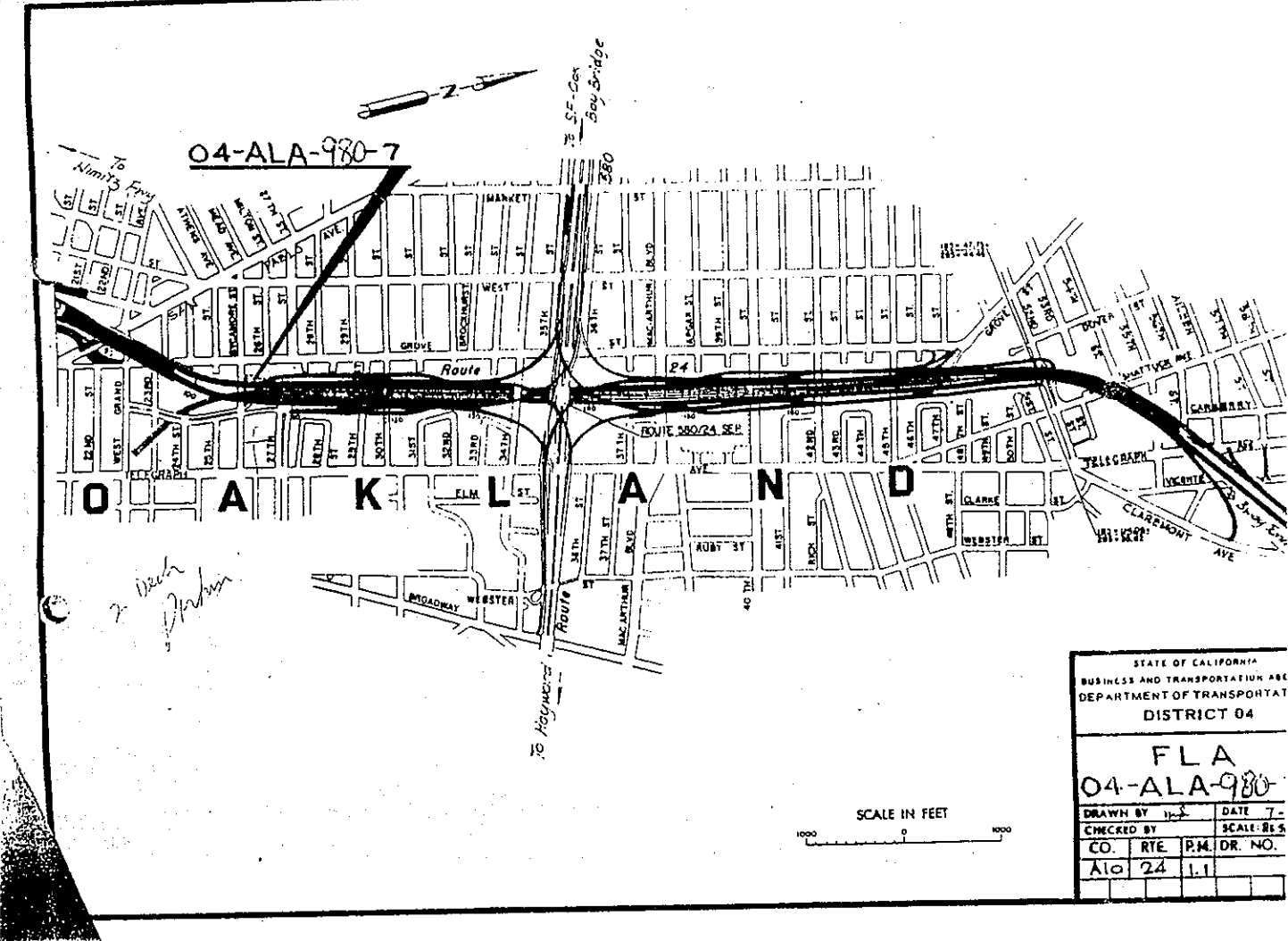




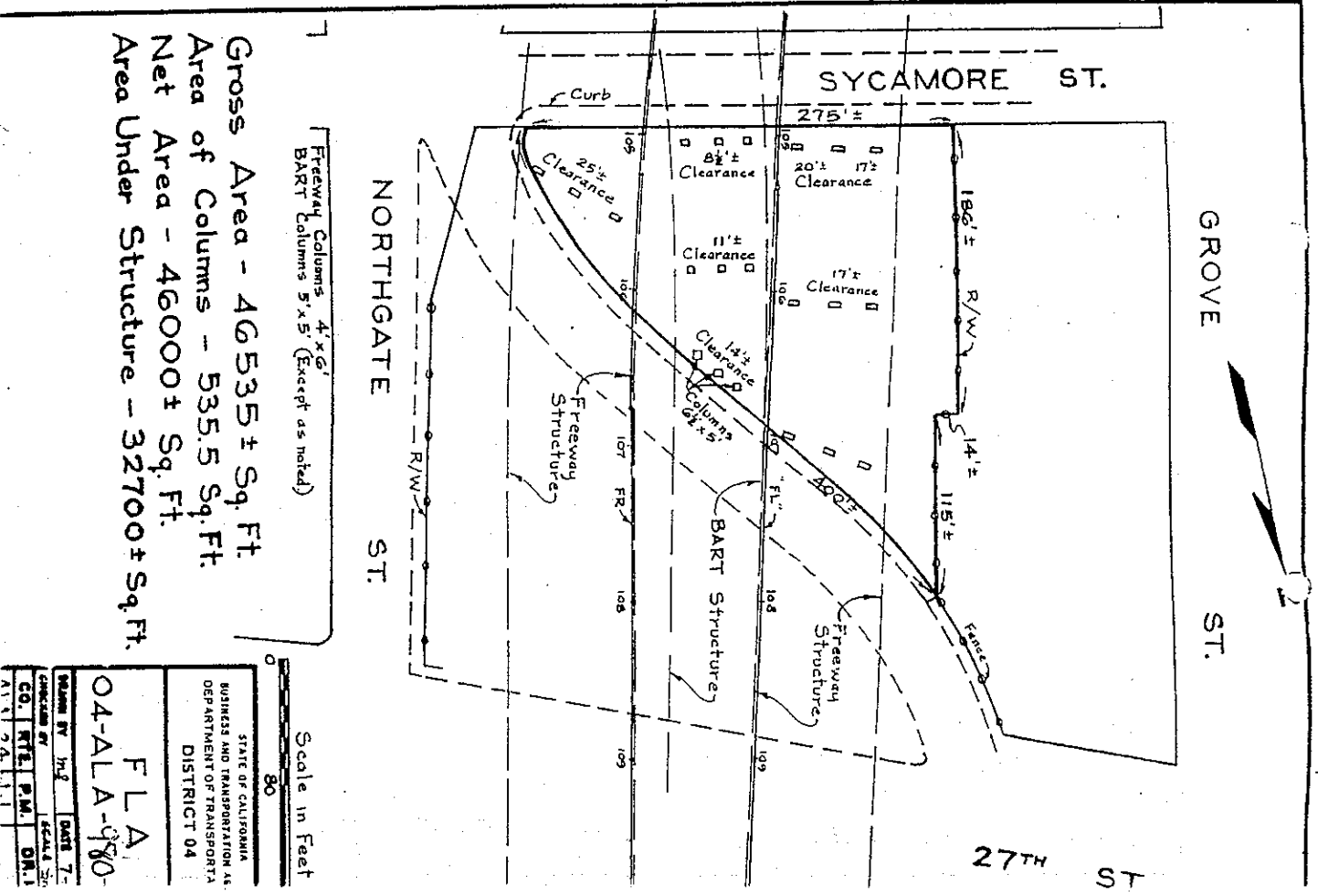




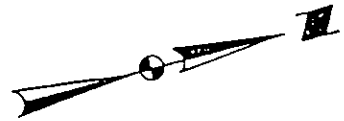




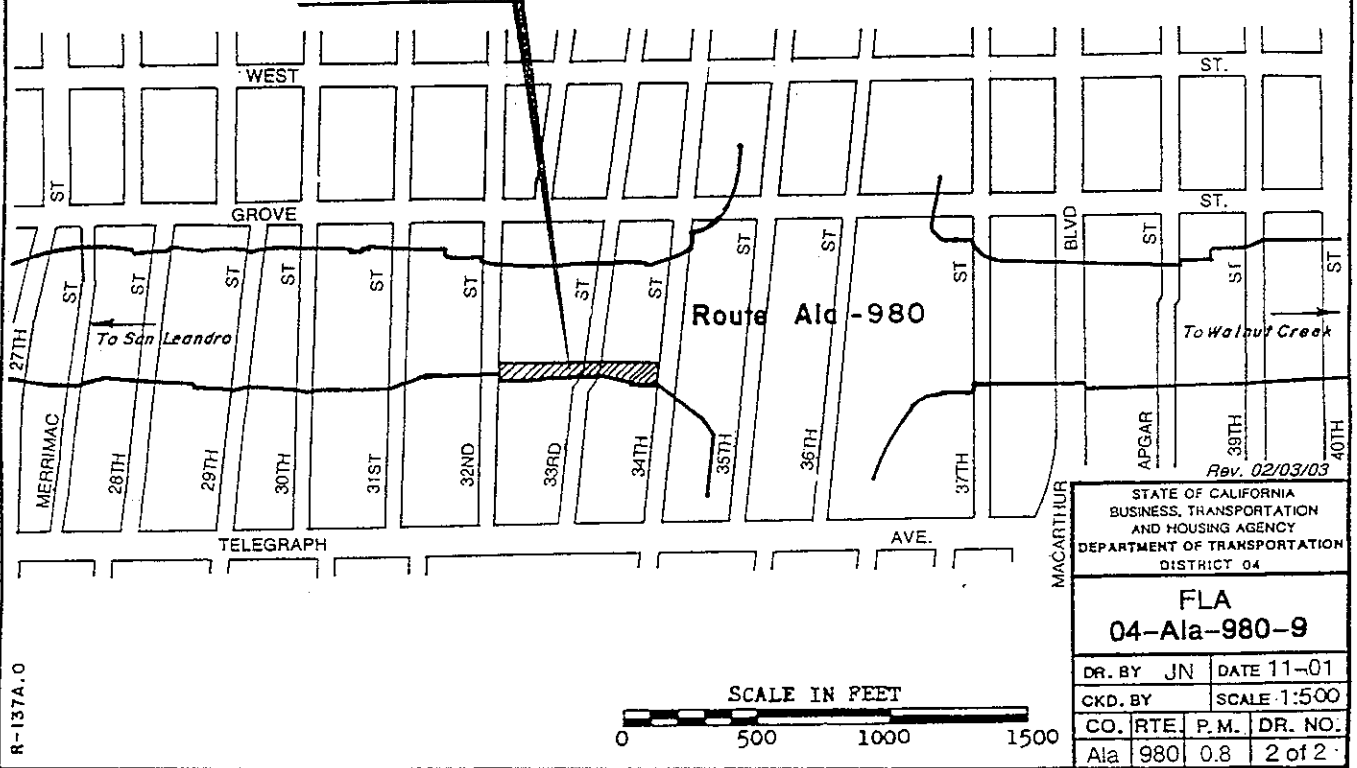
STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-ALA-980			
DRAWN BY	DATE	7-	
CHECKED BY	SCALE	86.5	
CO.	RTE.	P.M.	DR. NO.
Ala	24	1.1	



CITY OF OAKLAND

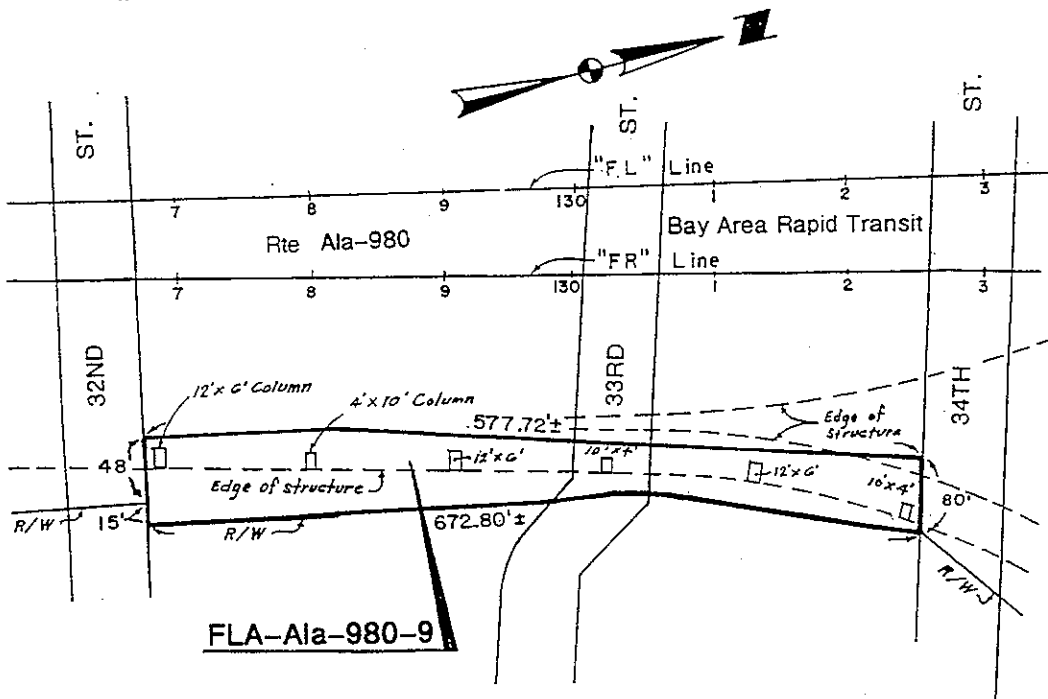


LEASE AREA



STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
Rev. 02/03/03			
FLA 04-Ala-980-9			
DR. BY	JN	DATE	11-01
CKD. BY		SCALE	1:500
CO.	RTE.	P.M.	DR. NO.
Ala	980	0.8	2 of 2

Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.



Gross Area 30431.73 ± Sq. Ft.
Area of Columns 336.00 ± Sq. Ft.
Net Area 30095.73 ± Sq. Ft.
Area Under Structure 30095.73 ± Sq. Ft.

STATE OF CALIFORNIA BUSINESS, TRANSPORTATION AND HOUSING AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
Rev. 02/03/03			
FLA 04-Ala-980-9			
DR. BY	JN	DATE	11-01
CKD. BY		SCALE	1:100
CO.	RTE.	P.M.	DR. NO.
Ala	980	0.8	1 of 2

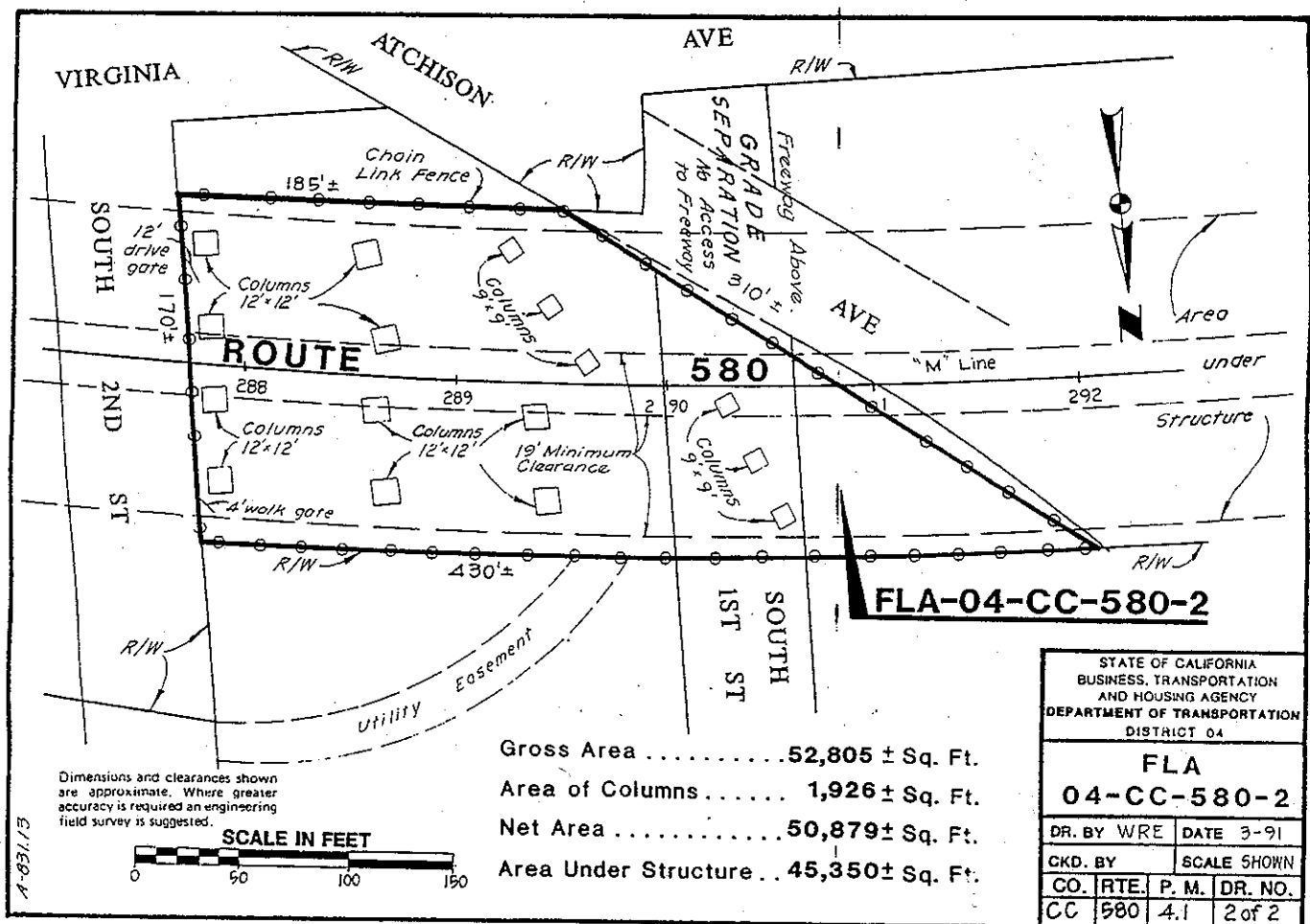
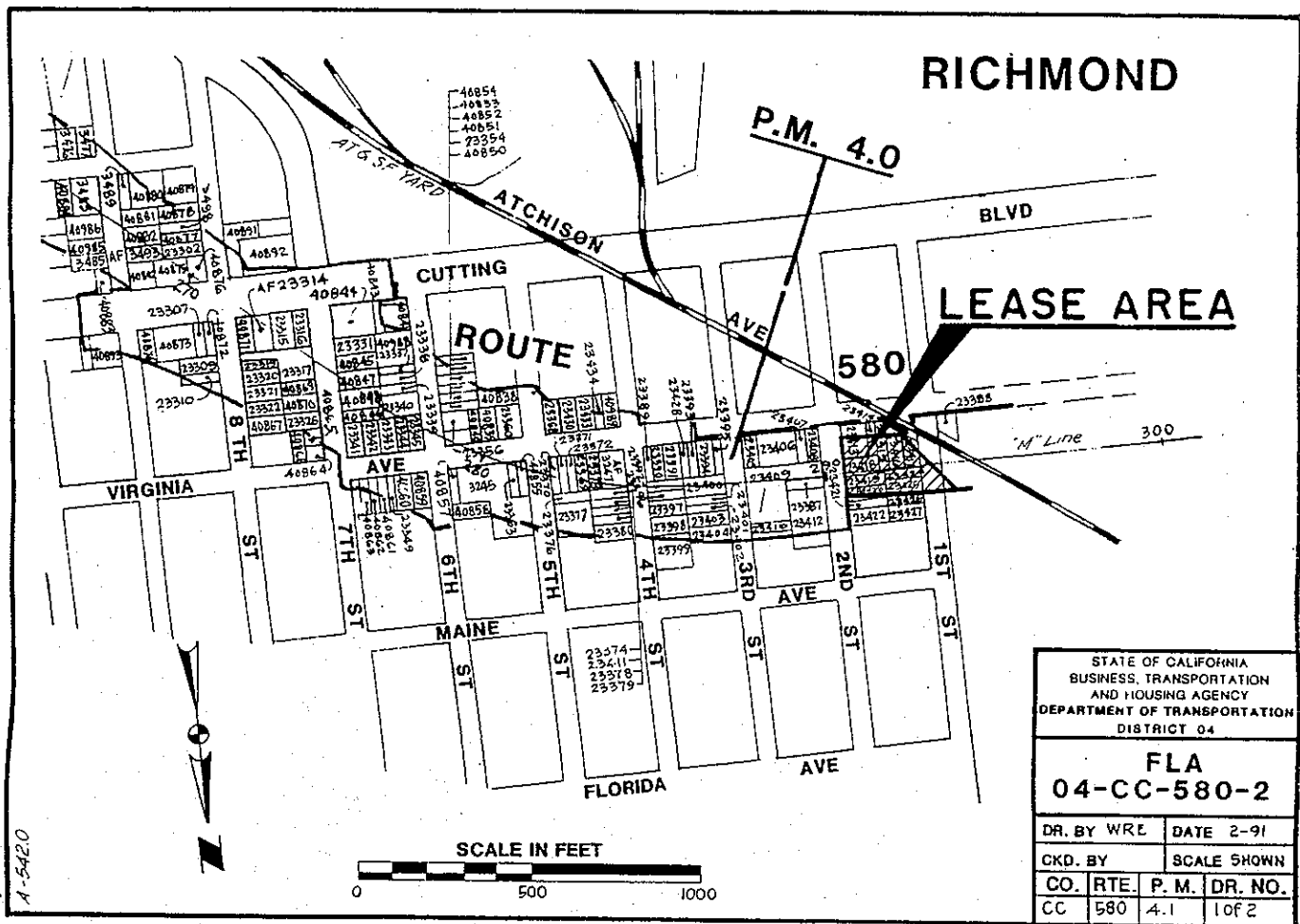


Exhibit A

Gross Area.....57,560± Sq.Ft.
 Area of Columns.....630± Sq.Ft.
 Net Area.....56,930± Sq.Ft.
 Area Under Structure.....44,660± Sq.Ft.

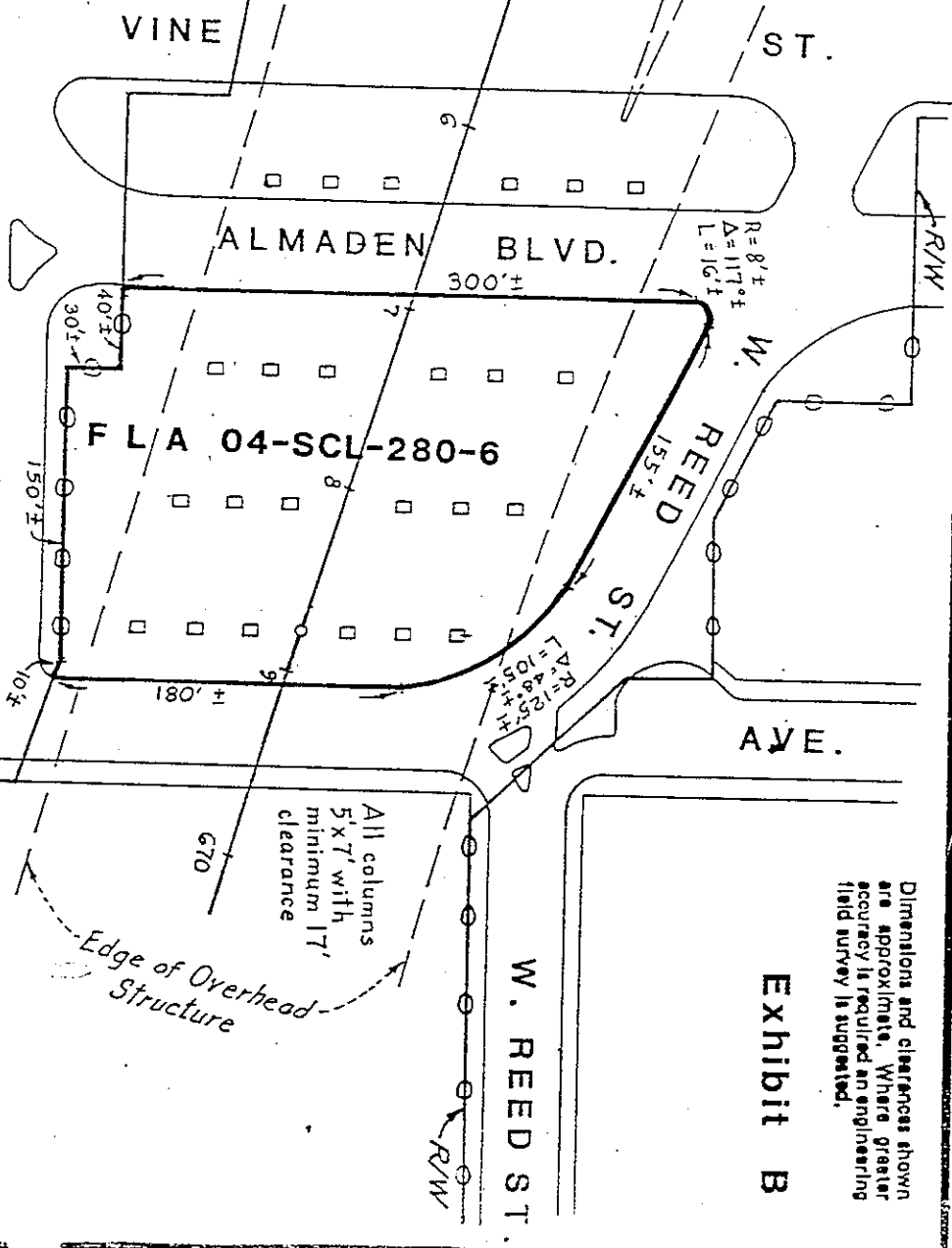
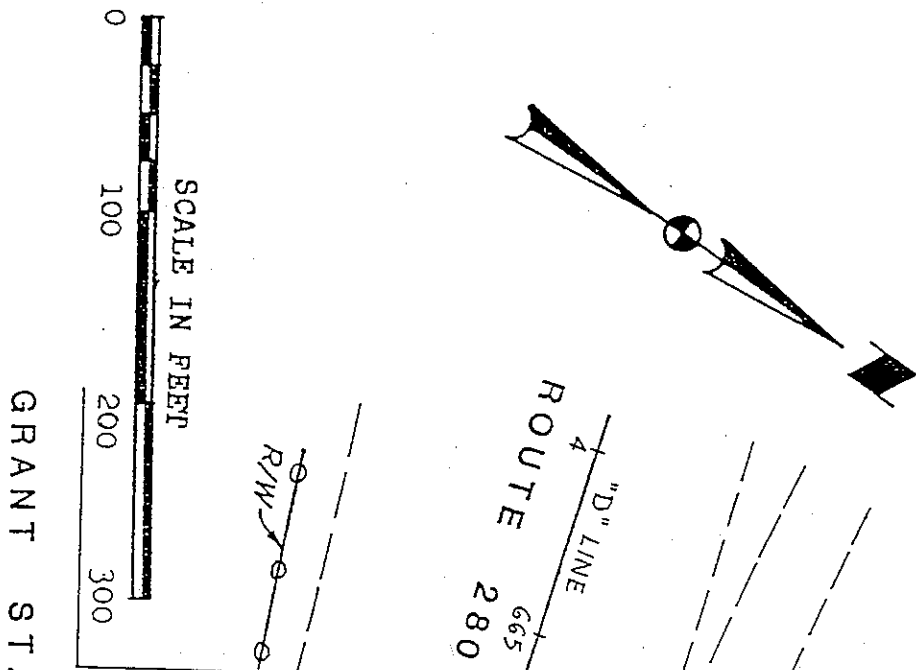
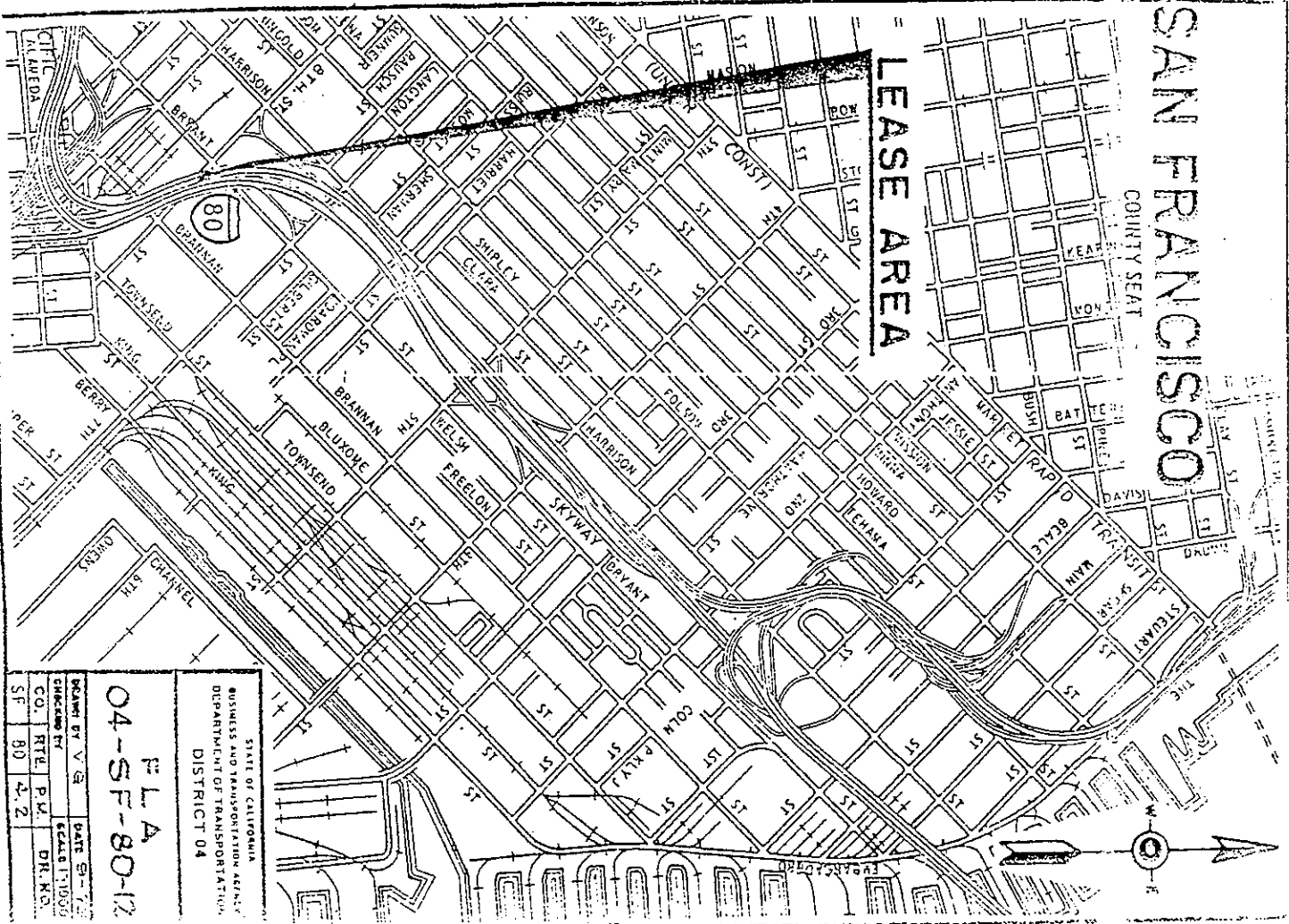


Exhibit B

STATE OF CALIFORNIA			
BUSINESS AND TRANSPORTATION AGENCY			
DEPARTMENT OF TRANSPORTATION			
DISTRICT 04			
LEASE AREA			
04-SCL-280-6			
DRAWN BY	SK	DATE	12-5-
CHECKED BY		SCALE	1"=100'
CO.	RTE.	P.M.	DR. NO.
SCL	280	12.3	

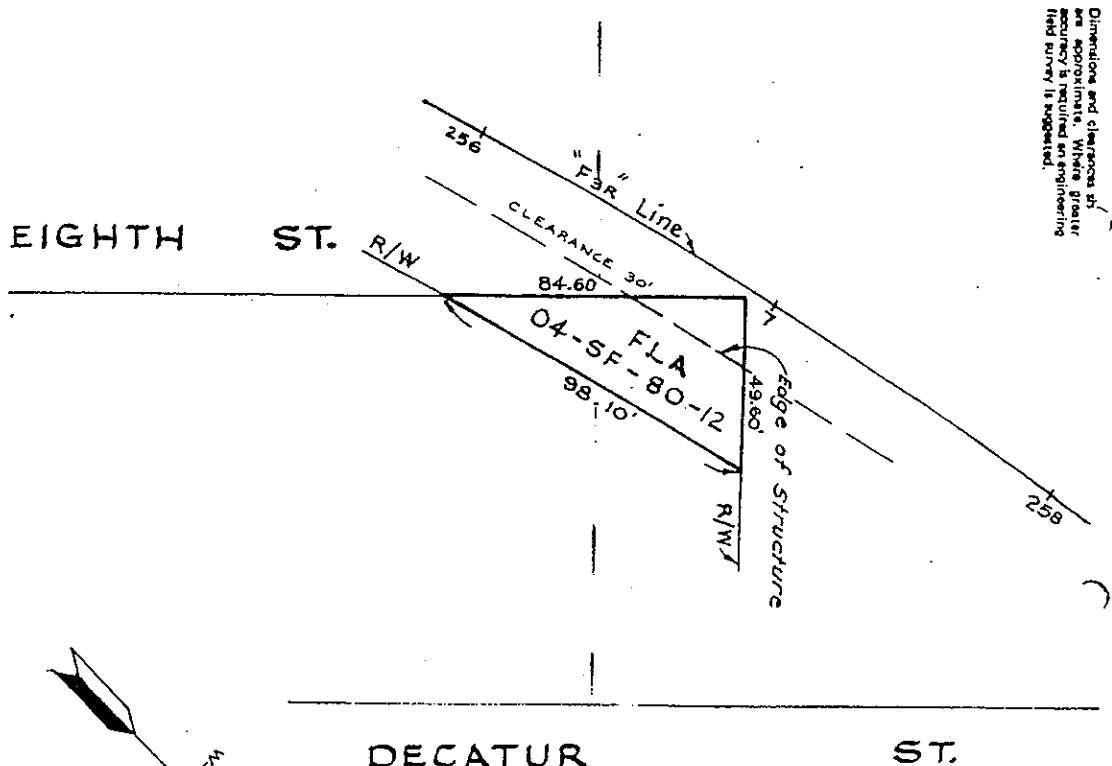
SAN FRANCISCO

COUNTY SEAT



STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-80-12			
MAINT BY V.G.	DATE	BY	
CHECKED BY	SCALE	BY	
CO. RTE.	P.M.	DR. NO.	
SF	80	4.2	

Dimensions and clearances are approximate. Where greater accuracy is required an engineering field survey is suggested.



Gross Area = 2090 Sq. Ft. ±
Area Under Structure = 350 Sq. Ft. ±

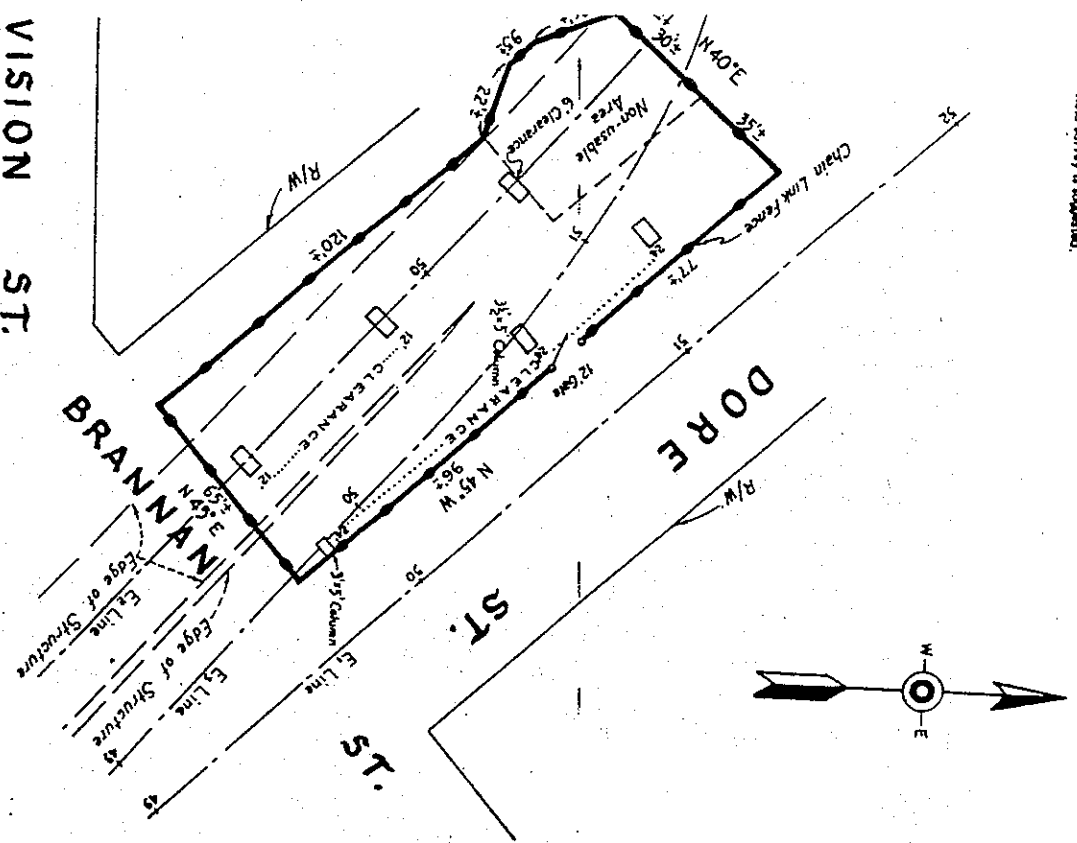
SCALE



R=30.11

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-80			
MAINT BY V.G.	DATE	BY	
CHECKED BY	SCALE	BY	
CO. RTE.	P.M.	DR. NO.	
SF	80	4.2	

are approximate. Where greater accuracy is required an engineering land survey is suggested.



VISION ST.

SCALE
40' 80' 120'

unless otherwise noted

VISIONS -
12,200 Sq. Ft.±
186 Sq. Ft.±

Area -
2,200 Sq. Ft.±
10,800 Sq. Ft.±

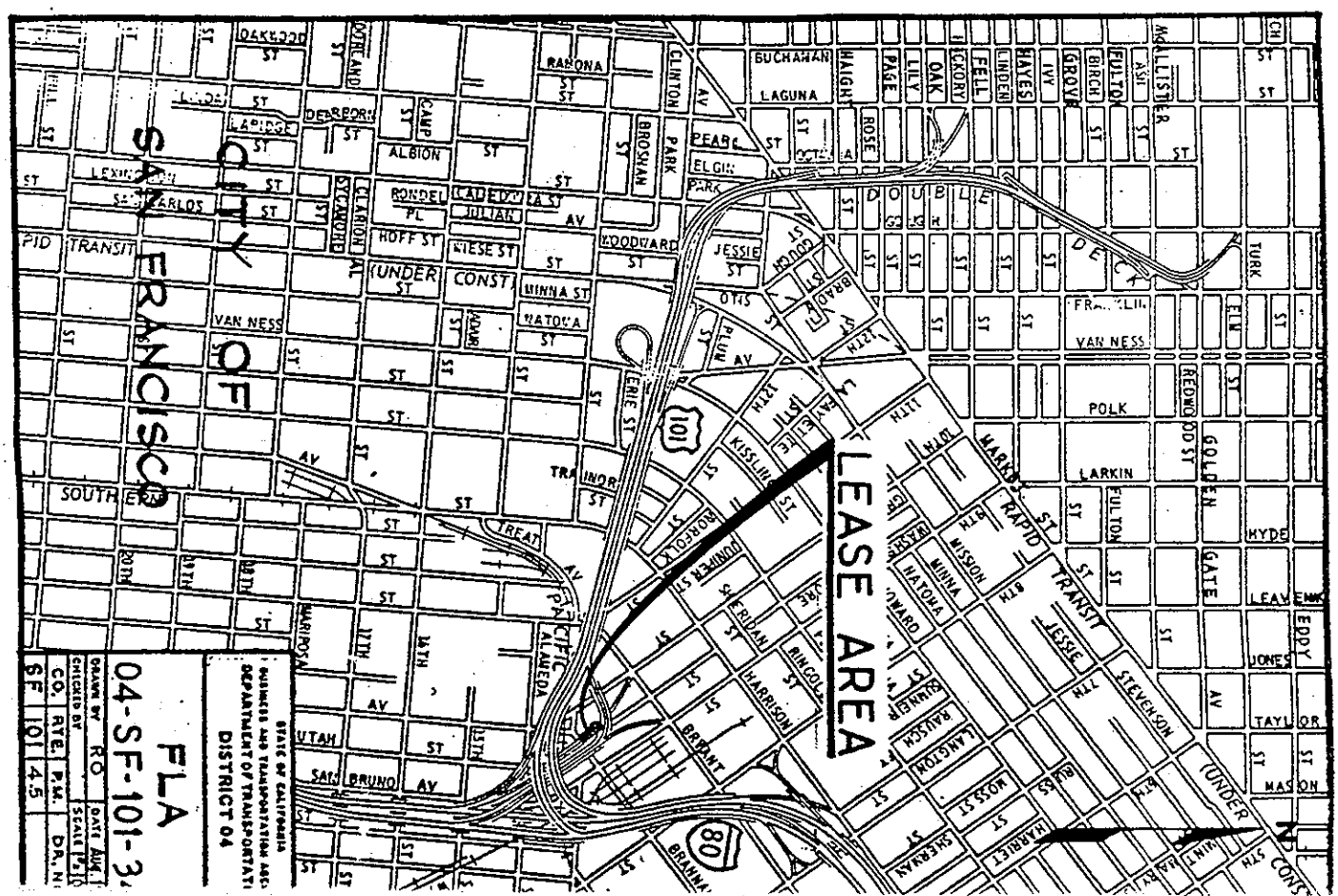
Structure -
9,814 Sq. Ft.±

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

FLA
04-SF-101-34

Revised 8-15-72

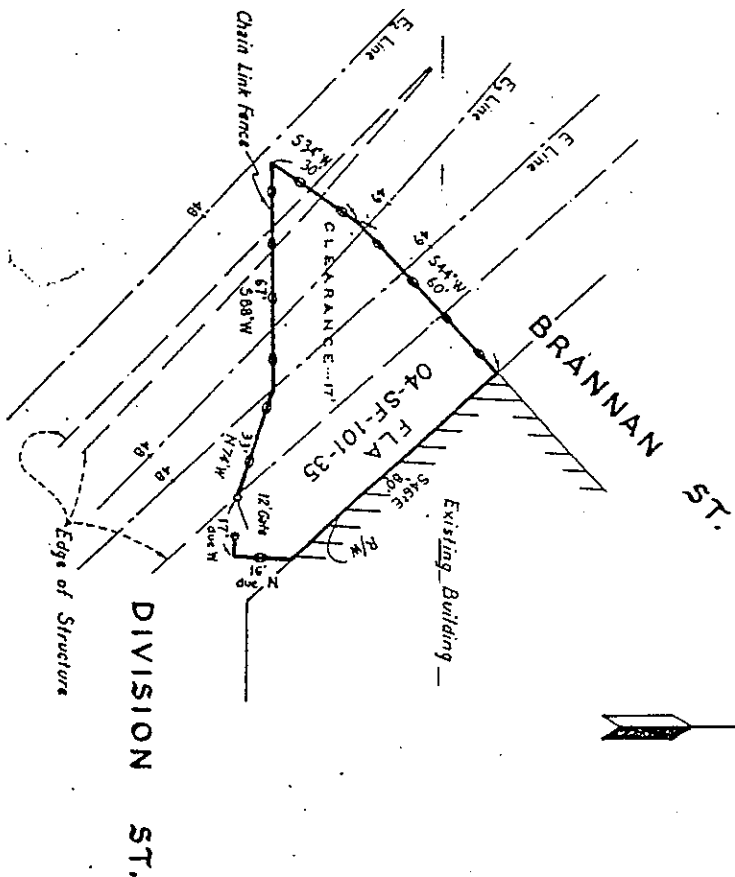
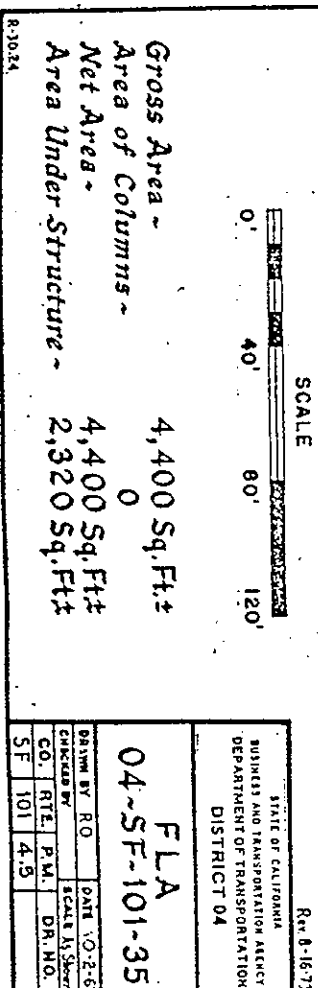
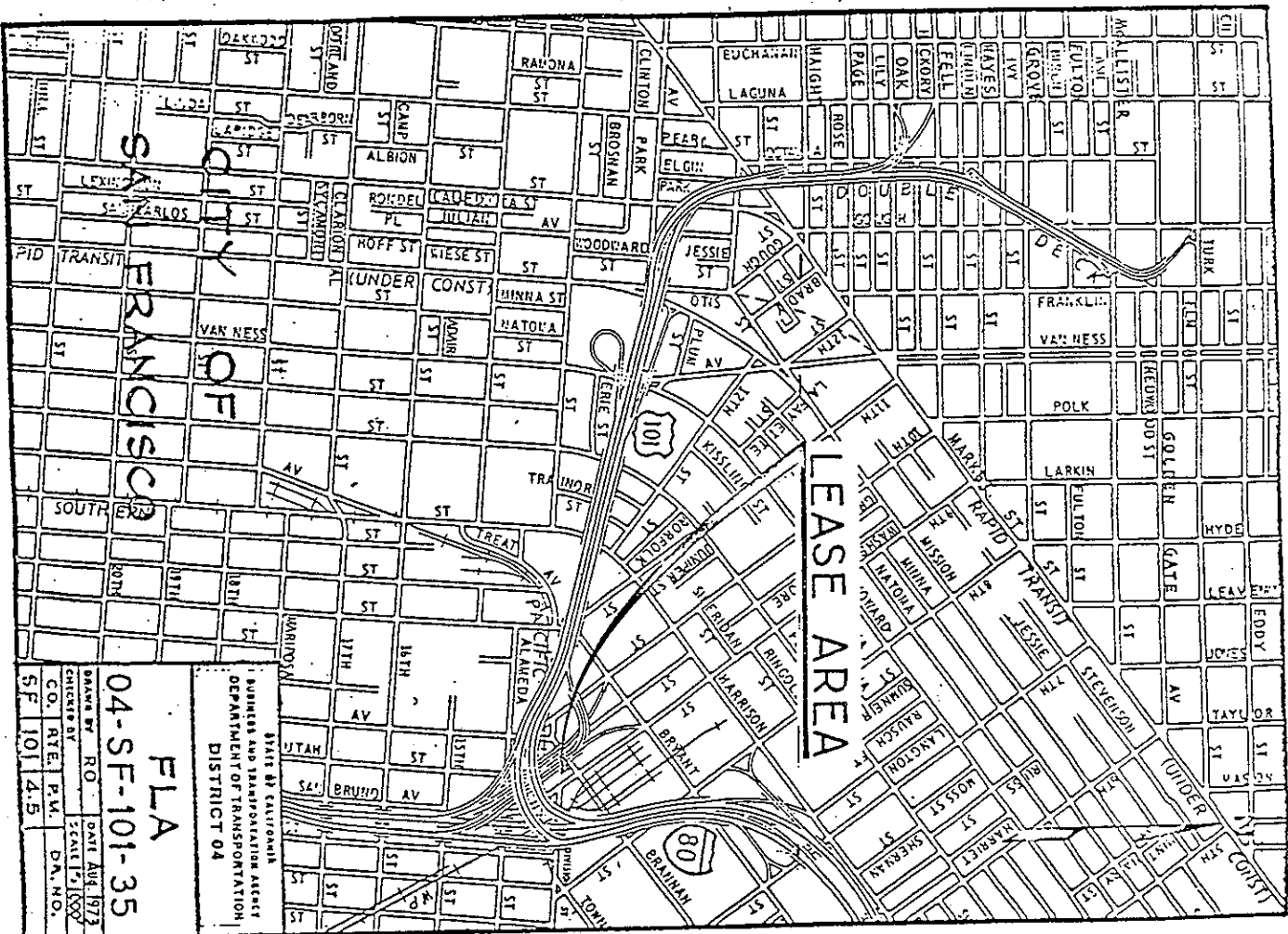
DESIGNED BY	RO	DATE	10-67
CHECKED BY	SCALE AS SHOWN		
CO. ATE	P.M.	DR. NO.	
SF	101	4.5	



STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

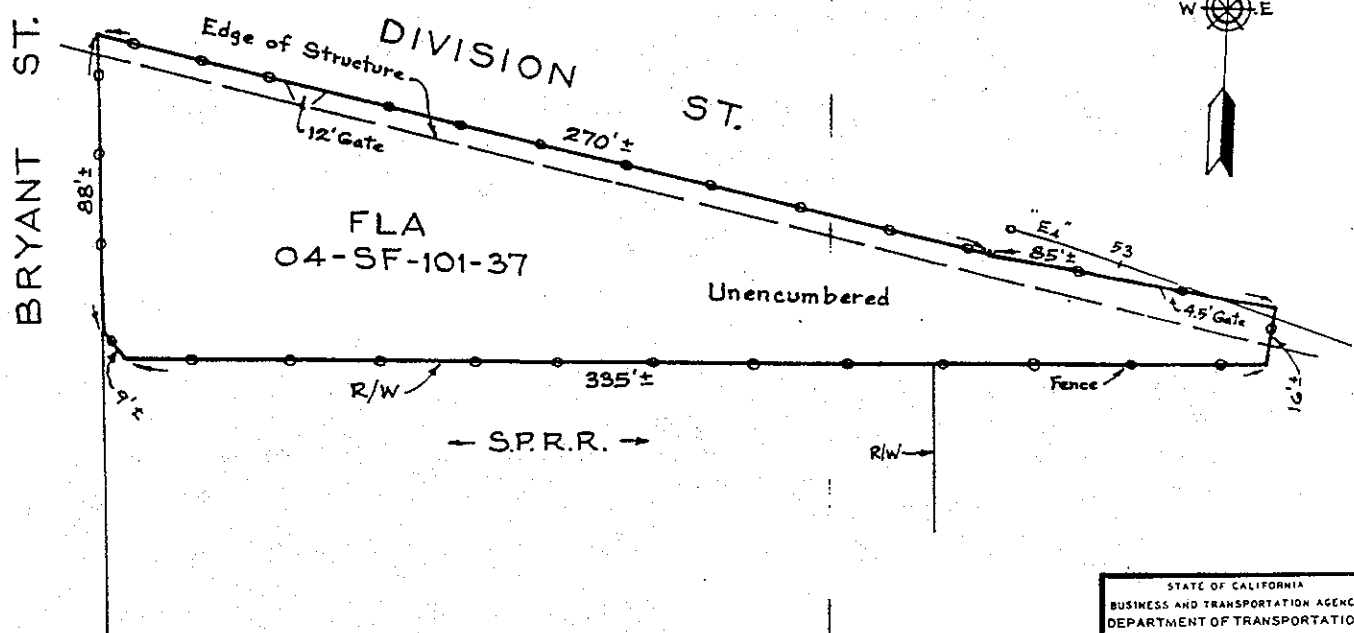
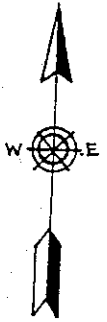
FLA
04-SF-101-34

DESIGNED BY	RO	DATE	10-67
CHECKED BY	SCALE AS SHOWN		
CO. ATE	P.M.	DR. NO.	
SF	101	4.5	



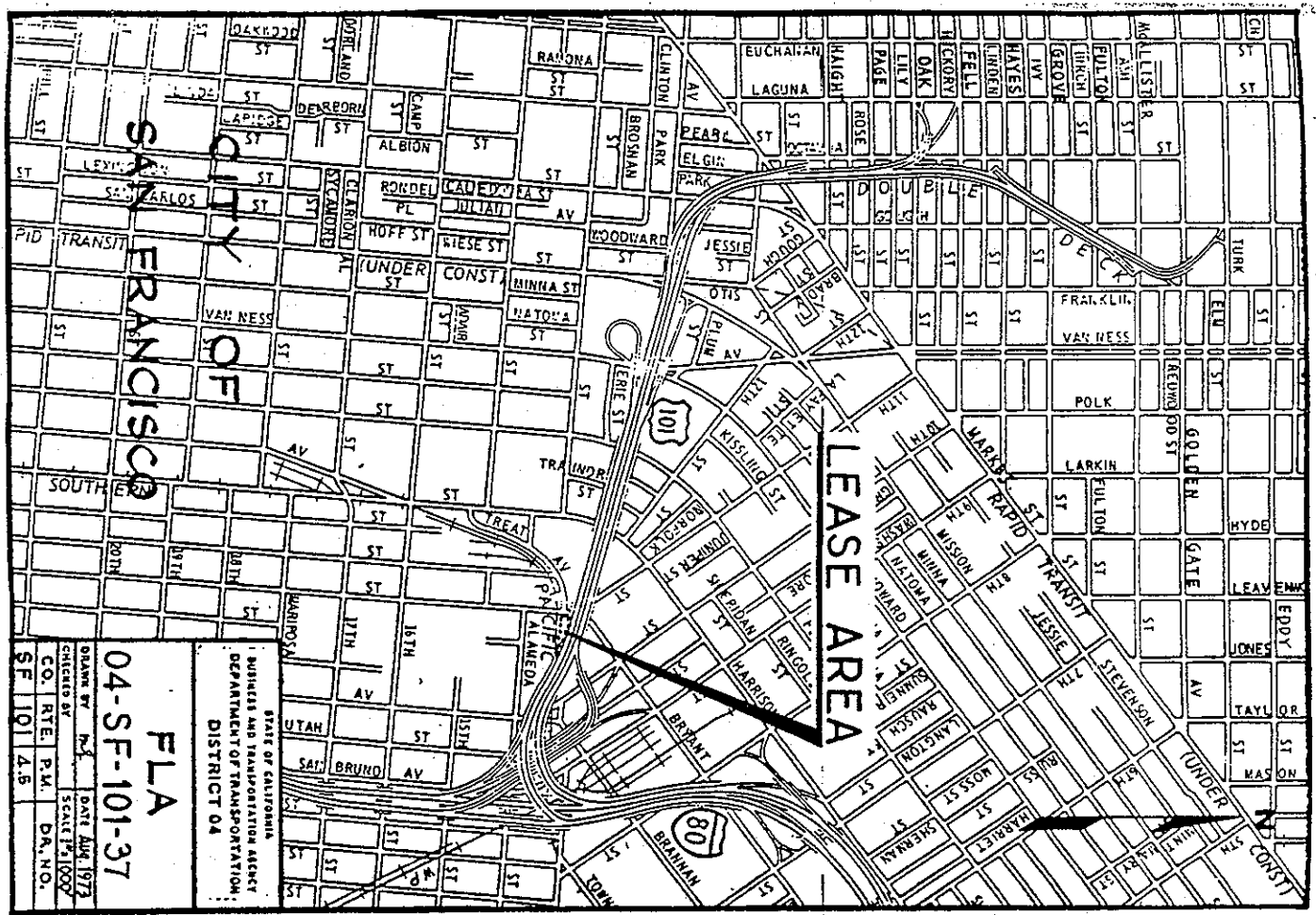
Dimensions and clearance shown are approximate. Where greater accuracy is required an engineering field survey is suggested.

Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.



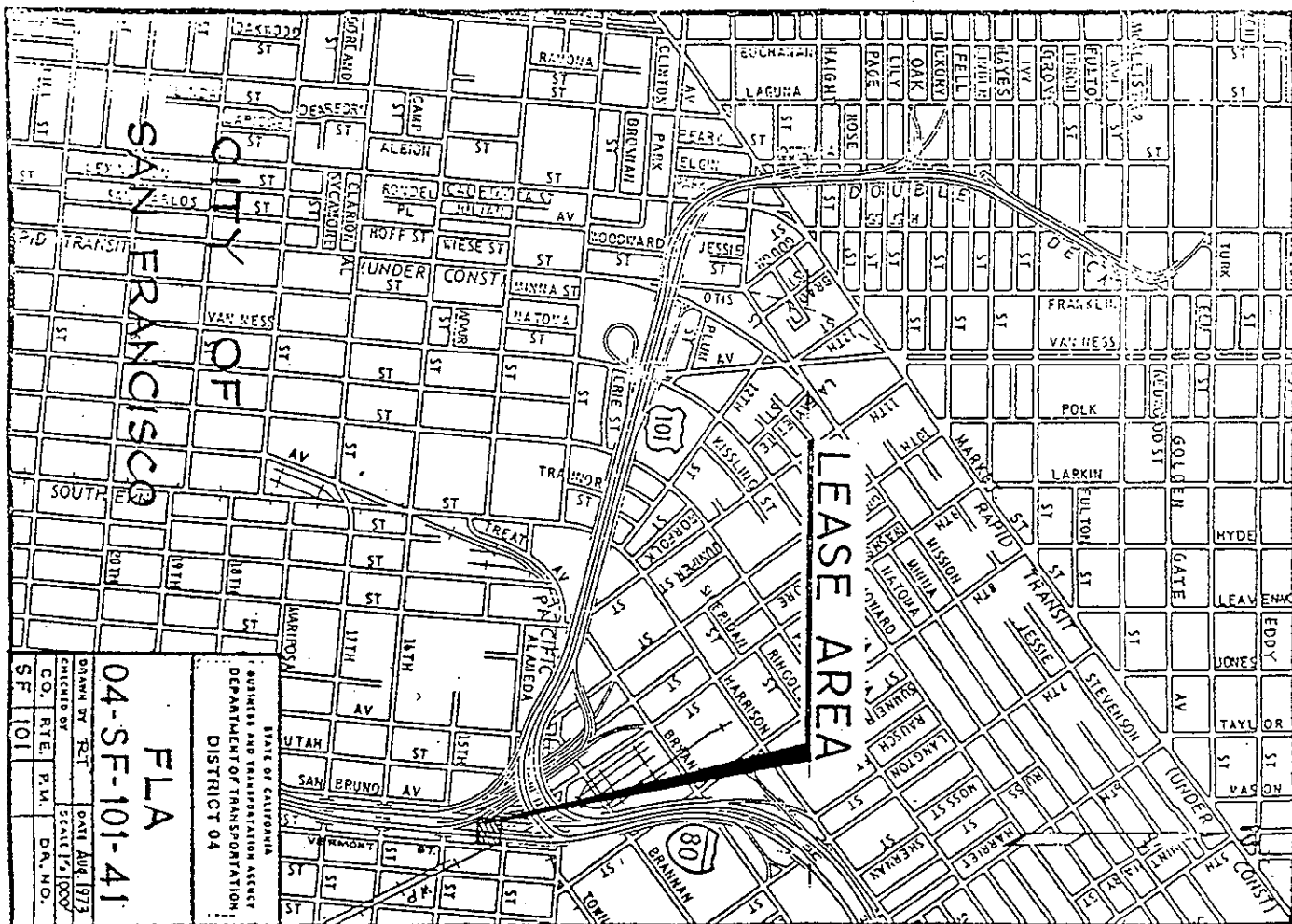
Net Area 18700 ± Sq. Ft.
 Area Under Structure 2100 ± Sq. Ft.

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-101-37			
DRAWN BY	W.L.	DATE	8-73
CHECKED BY		SCALE	1"=40'
CO.	RT.	P.M.	DR. NO.
CE	10	4	8



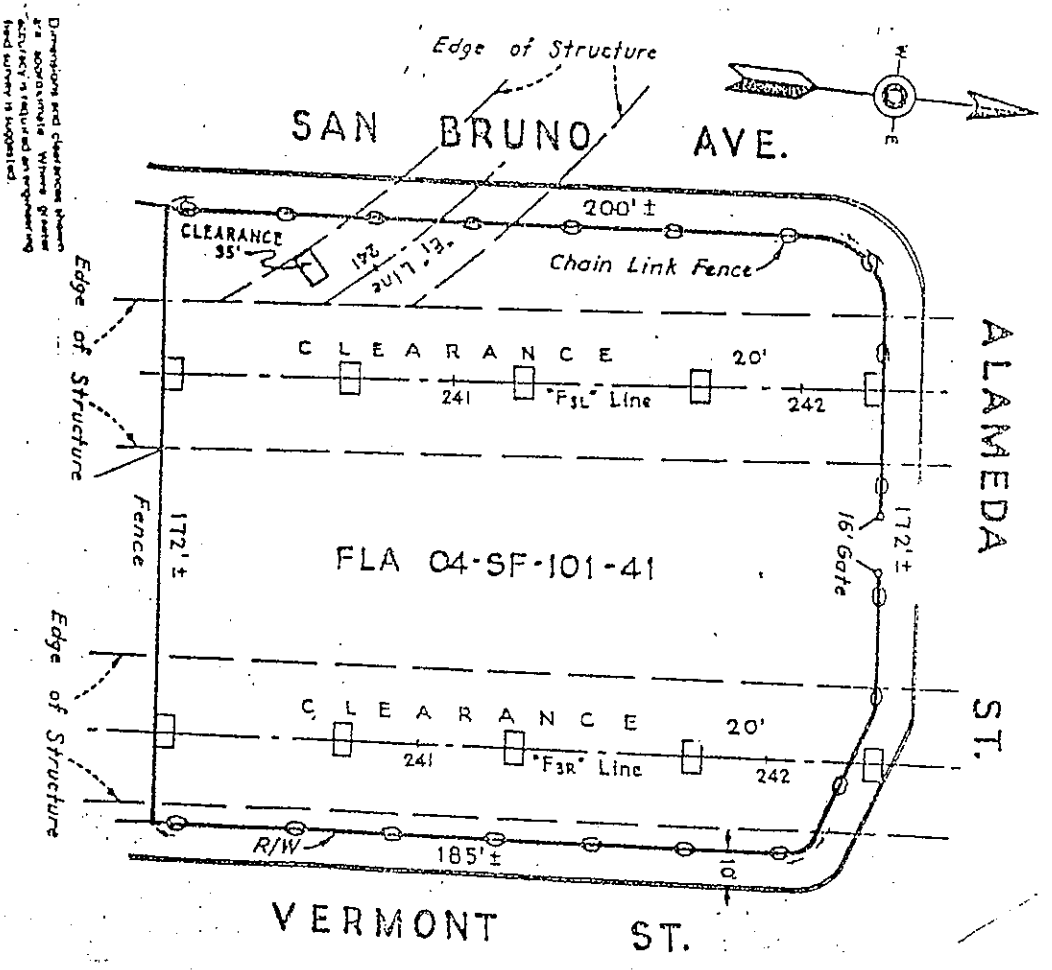
FLA 04-SF-101-37			
DRAWN BY	W.L.	DATE	AUG 1973
CHECKED BY		SCALE	1"=100'
CO.	RT.	P.M.	DR. NO.
SF	10	4	8

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04



FLA
04-SF-101-41
 DRAWN BY RT DATE AUG 1973
 CHECKED BY SCALE 1/8"=1'-0"
 CO. FILE P.M. DA. NO.
 SF 101

STATE OF CALIFORNIA
 BUSINESS AND TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 04



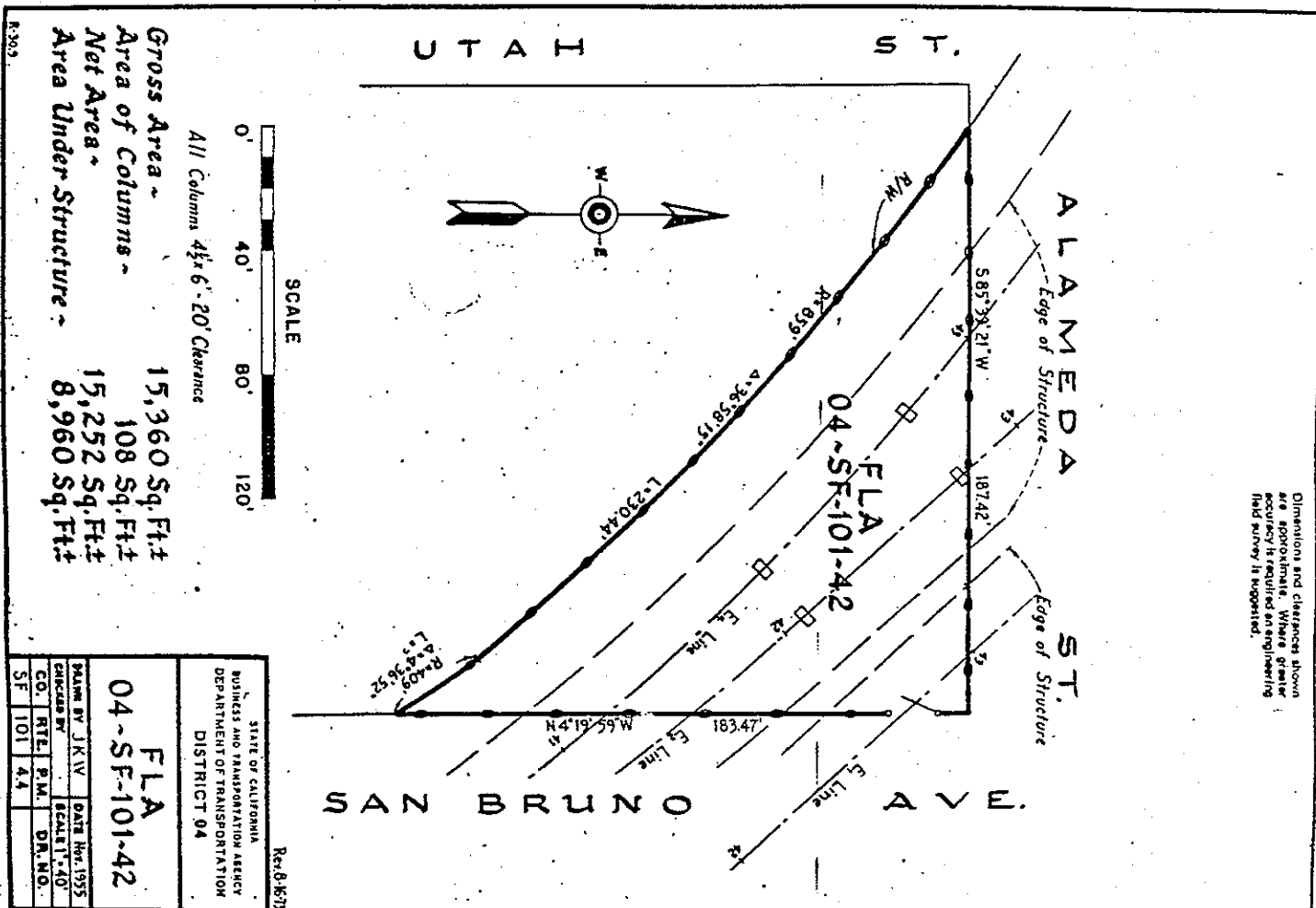
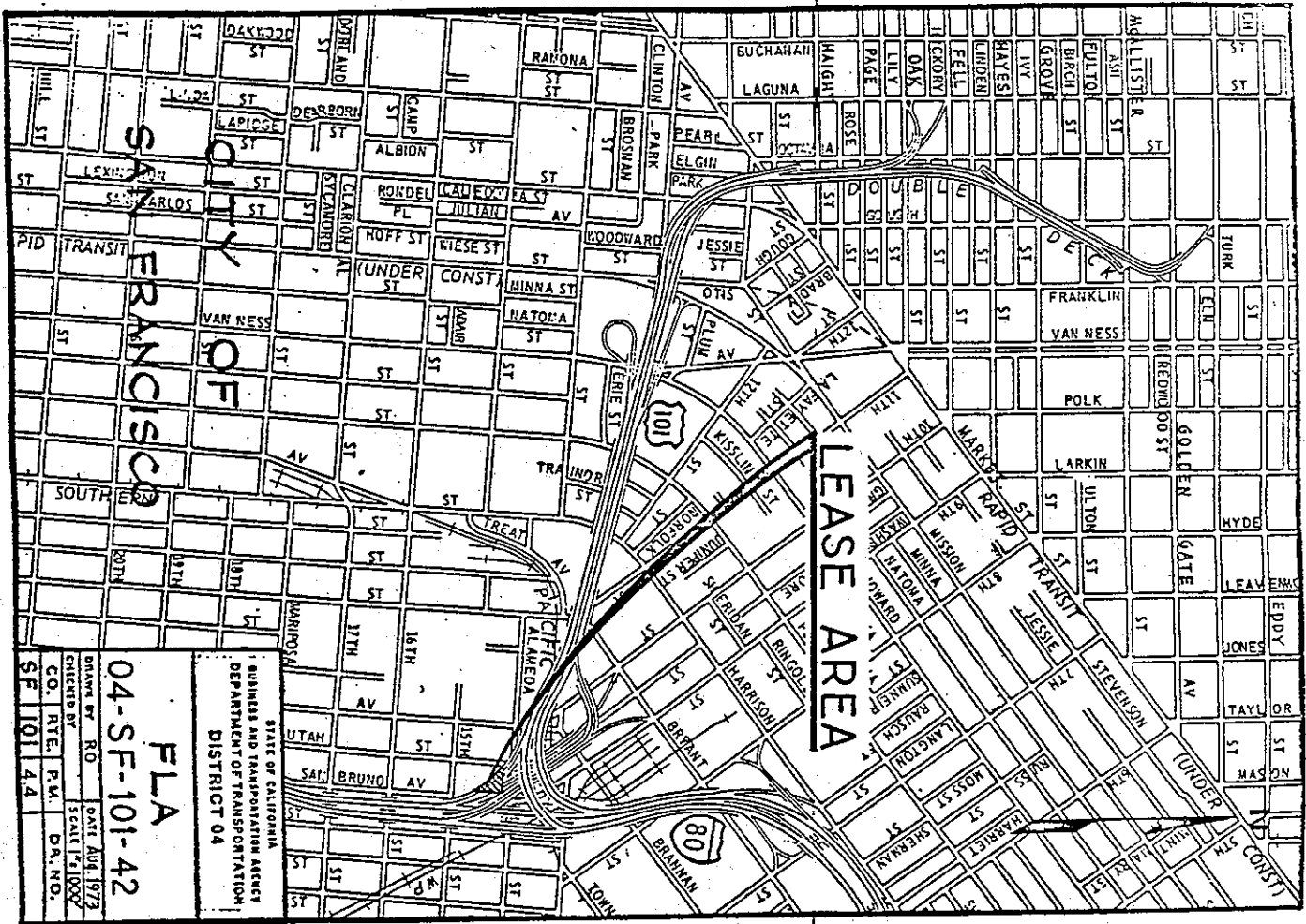
All Columns 54' x 9 1/2'
 Gross Area
 Area of Columns
 Net Area
 Area Under Structure

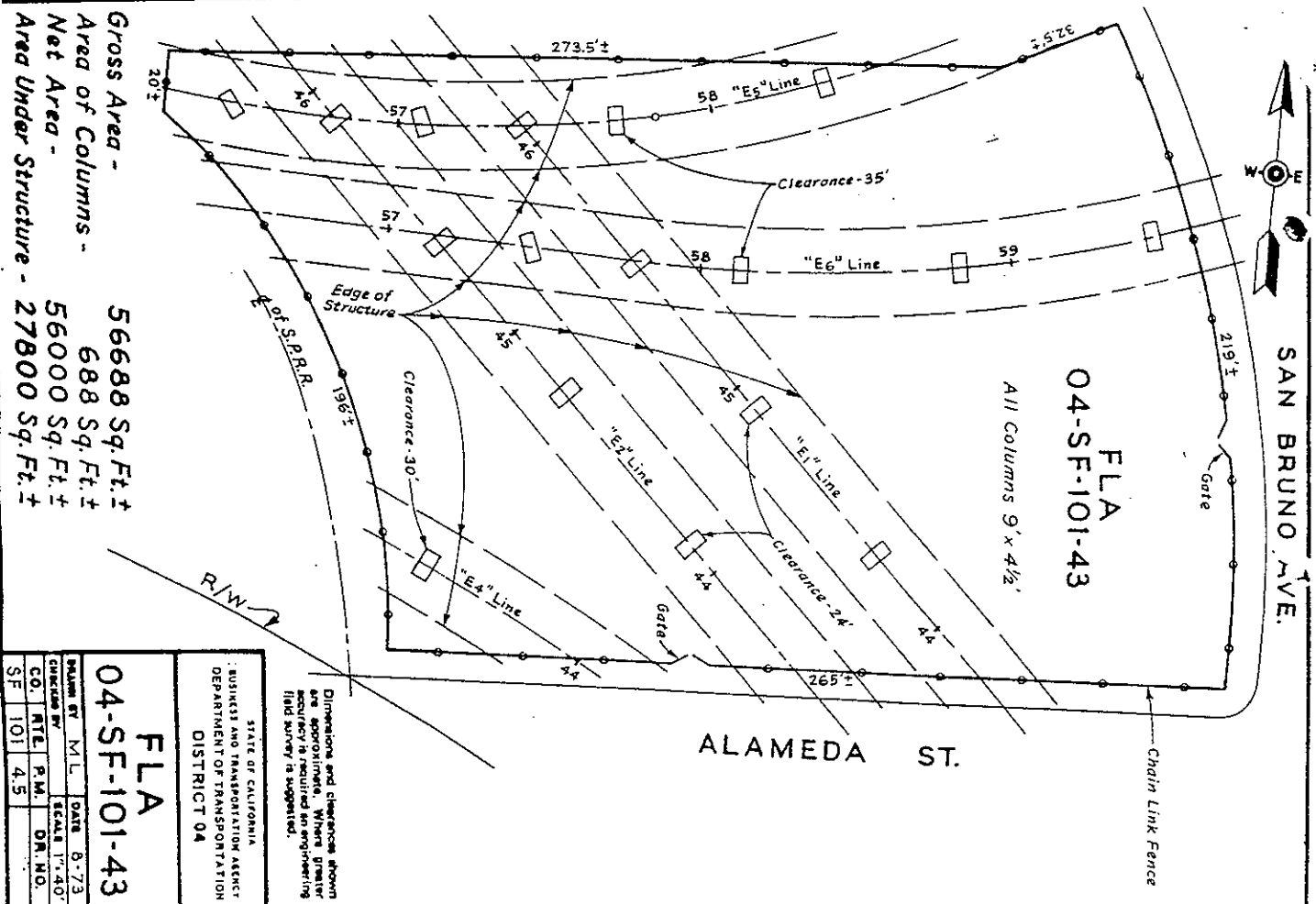
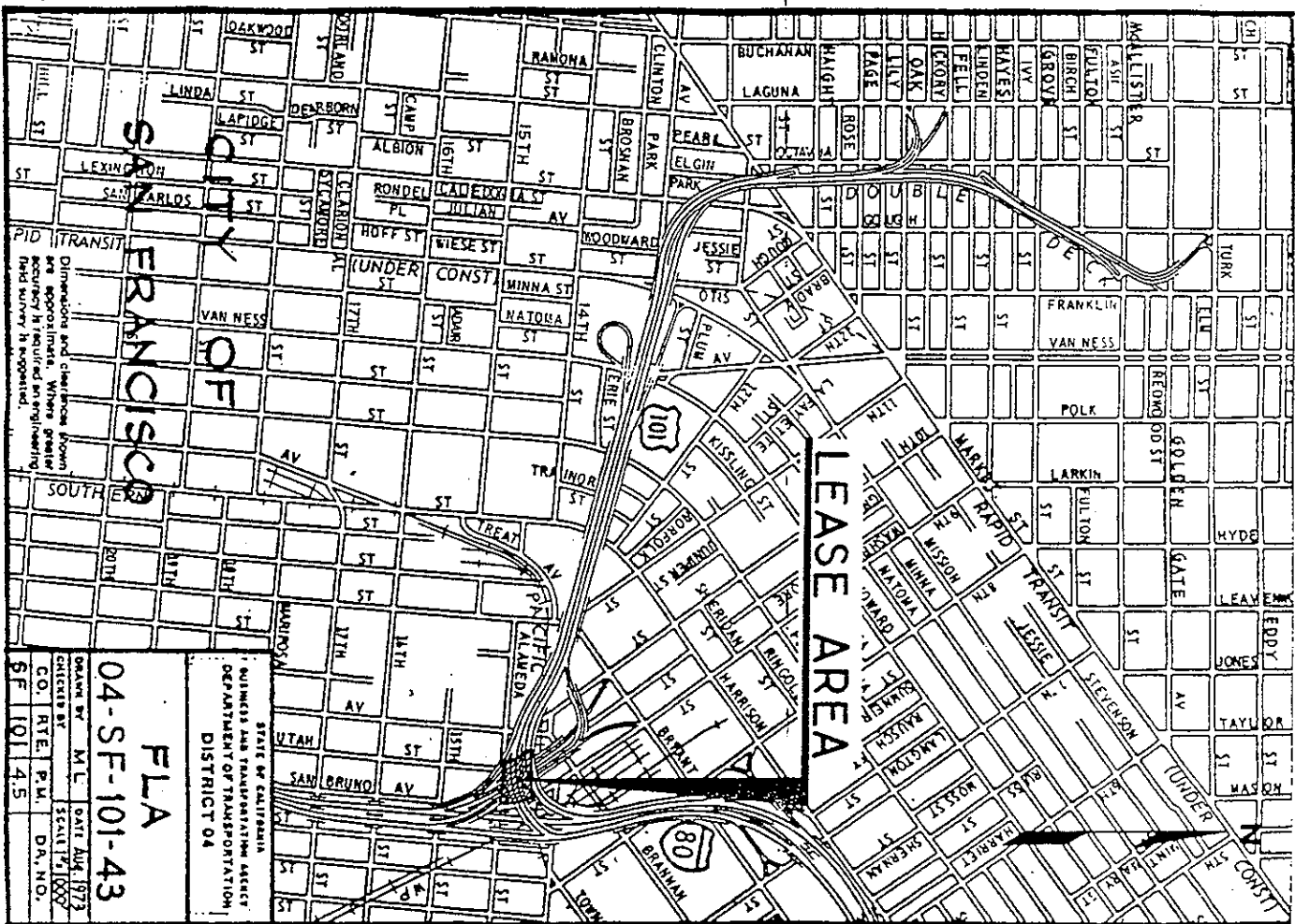
36022± Sq. Ft.
 522± Sq. Ft.
 35500± Sq. Ft.
 18000± Sq. Ft.

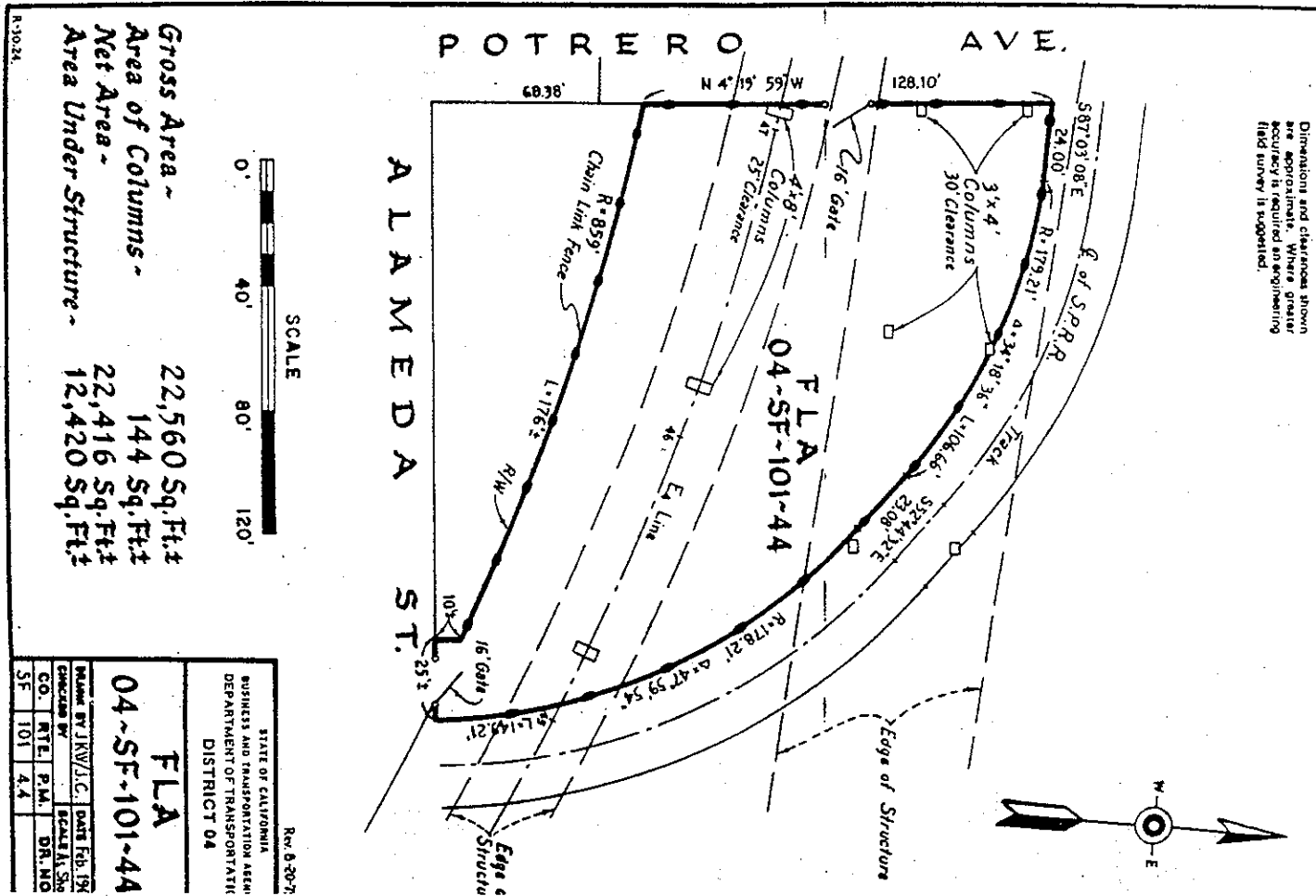
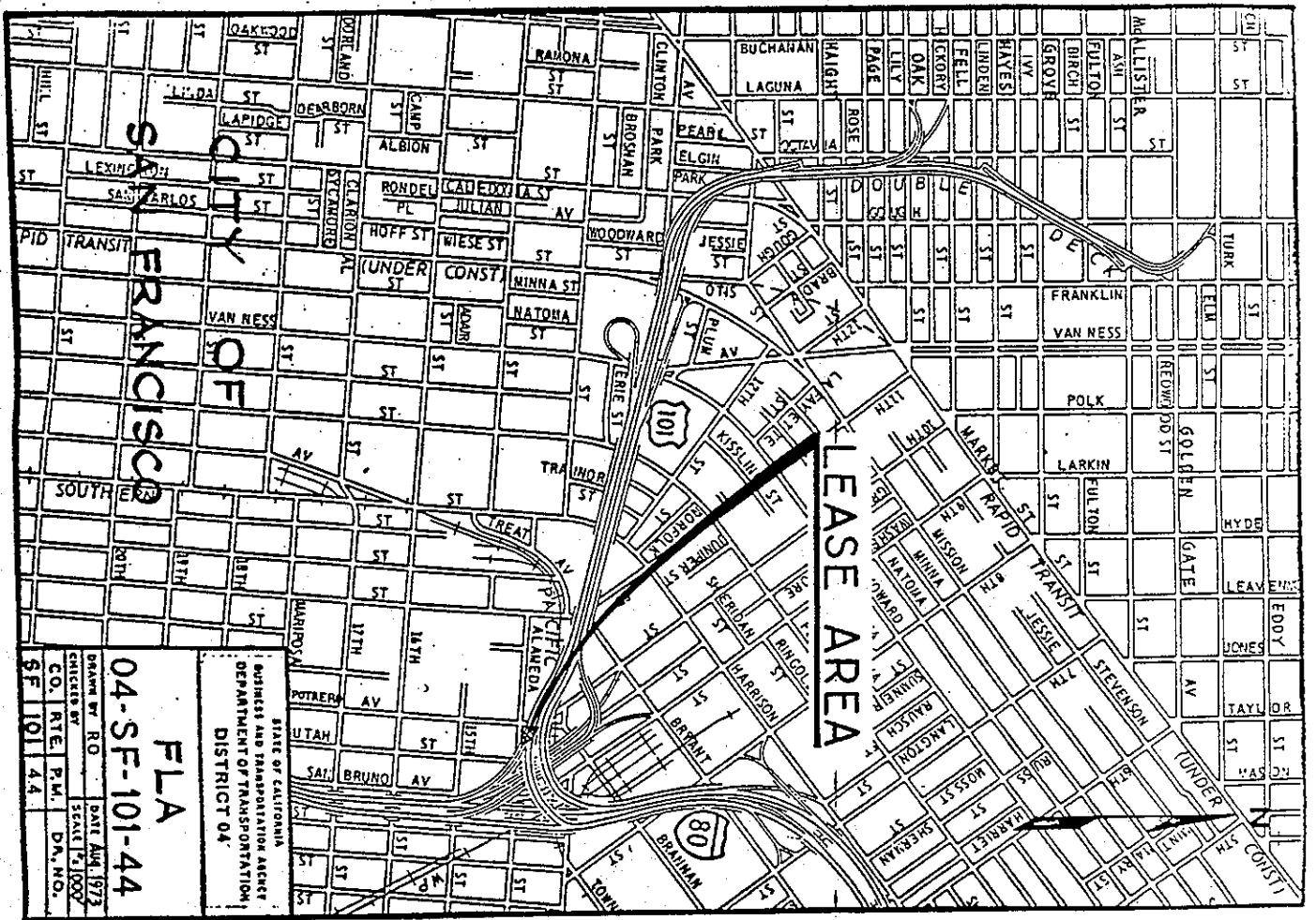
SCALE IN FEET

STATE OF CALIFORNIA
 BUSINESS AND TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 04
FLA
04-SF-101-4
 DRAWN BY RT DATE SEP 73
 CHECKED BY SCALE 1/8"=1'-0"
 CO. FILE P.M. DA. NO.

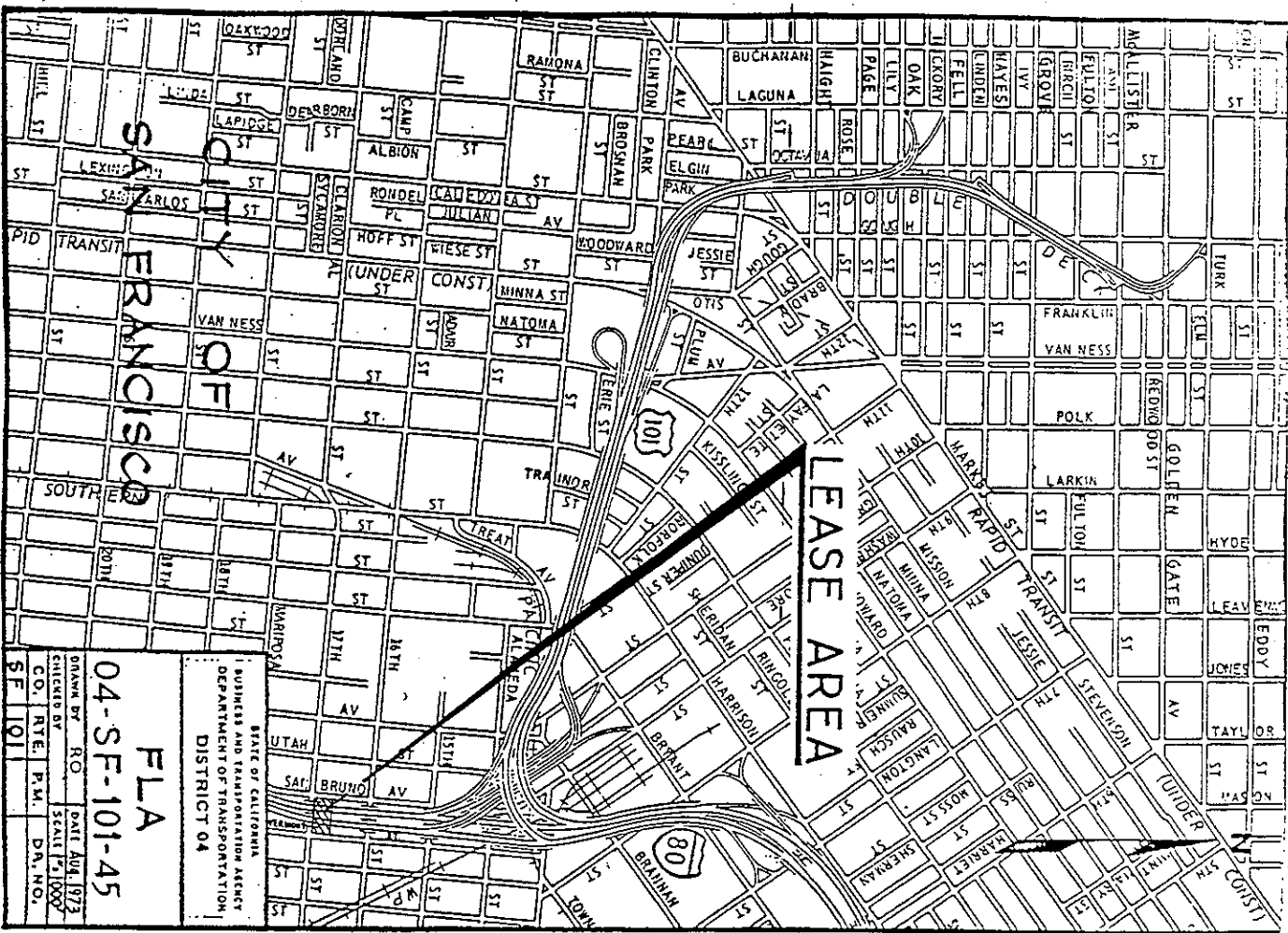
For Information Use of Files







Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.

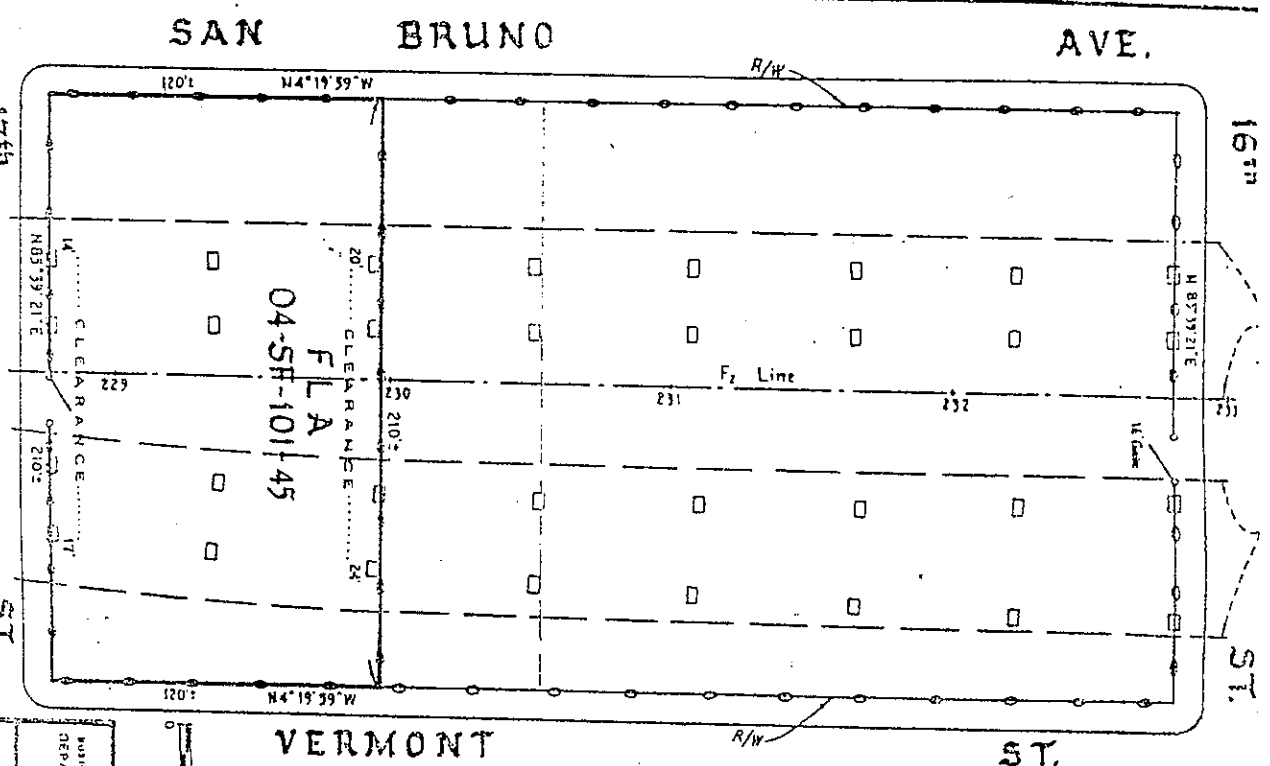


FLA
04-SF-101-45

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

DRAWN BY: R.O. DATE: AUG. 1973
CHECKED BY: SCALE: 1/2" = 100'
CO. RATE, P.M. DR. NO.
SF 101

Gross Area - 25,200 Sq. Ft.
Area of Columns - 280 Sq. Ft.
Net Area - 24,920 Sq. Ft.
Area Under Structure - 19,200 Sq. Ft.



VERMONT ST.

16th ST.

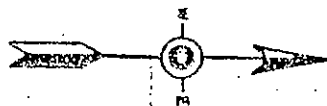
FLA
04-SF-101-45

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

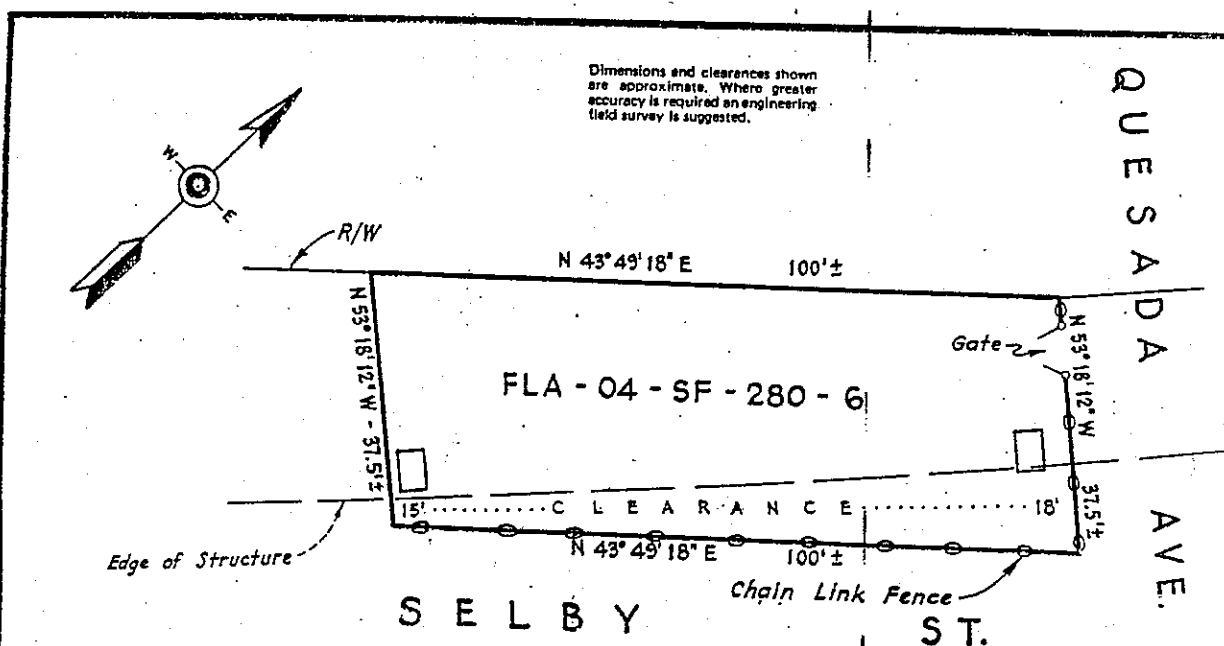
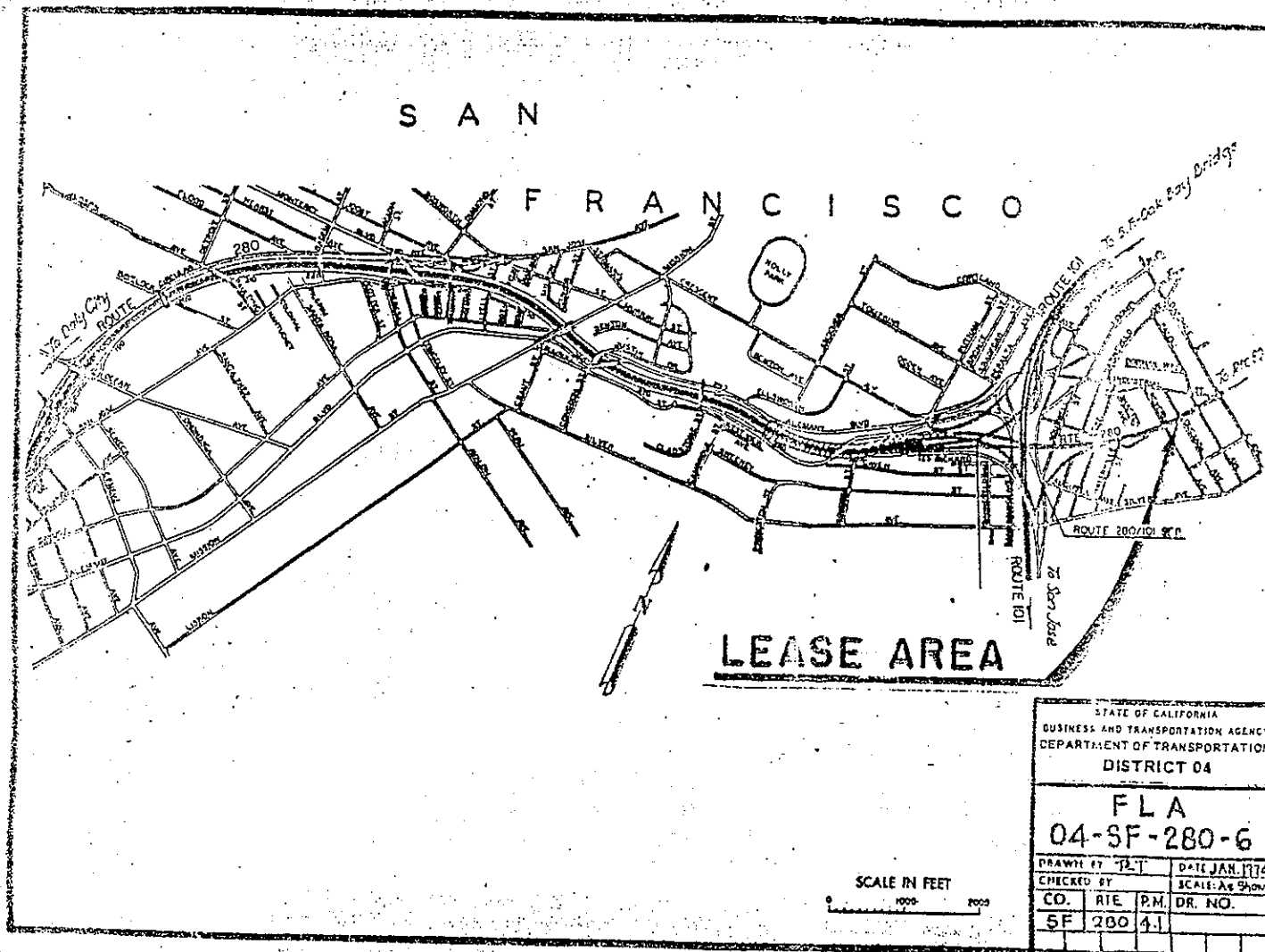
DRAWN BY: R.O. DATE: SEP. 1973
CHECKED BY: SCALE: 1/2" = 100'
CO. RATE, P.M. DR. NO.
SF 101

SCALE IN FEET
50
10

All Columns 4' x 6'



CONSTRUCTION AND MAINTENANCE NOTES:
ALL DIMENSIONS ARE IN FEET AND INCHES.
ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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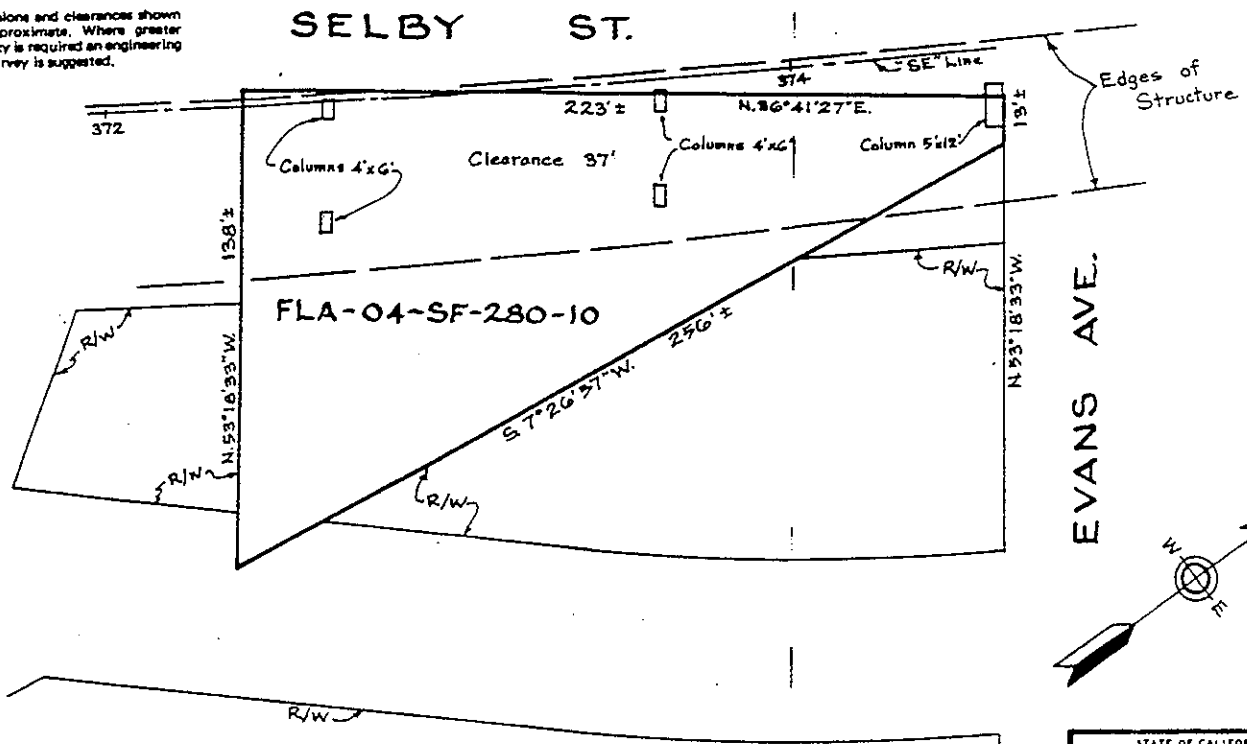


All Columns 4' x 6'

Gross Area	3748 Sq. Ft. ±
Area of Columns	48 Sq. Ft. ±
Net Area	3700 Sq. Ft. ±
Area Under Structure	790 Sq. Ft. ±

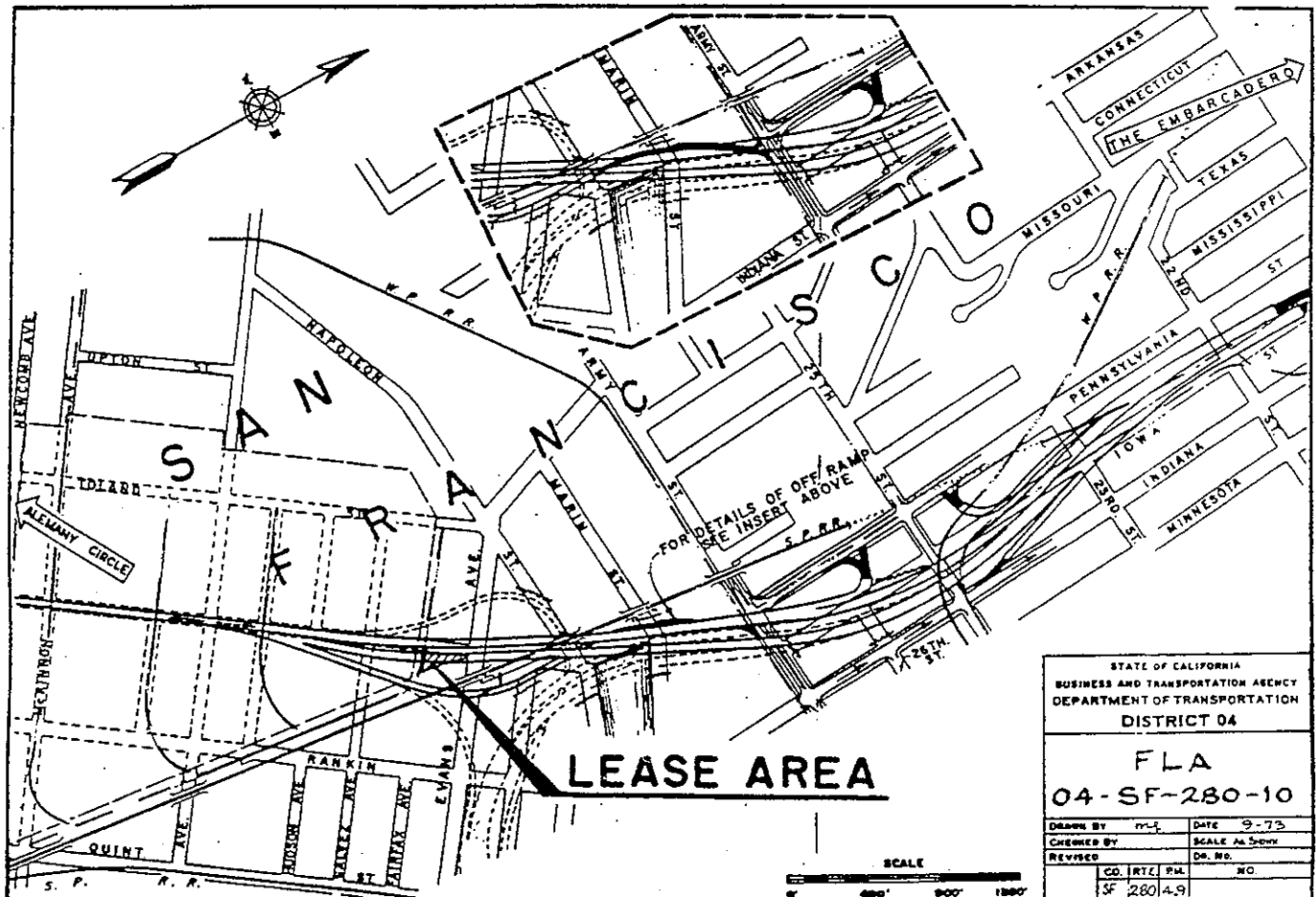
STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04	
FLA 04-SF-280-6	

Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.

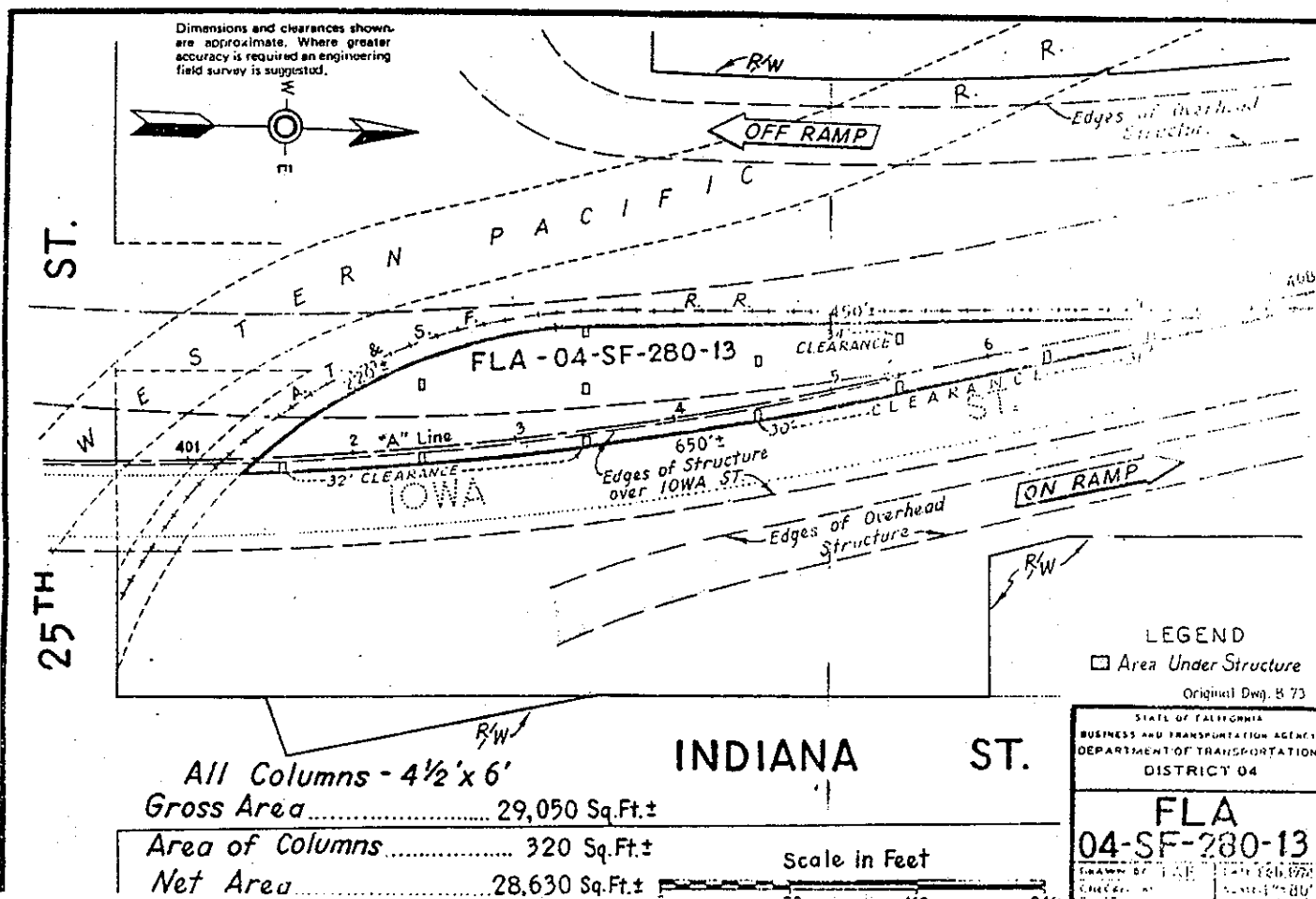
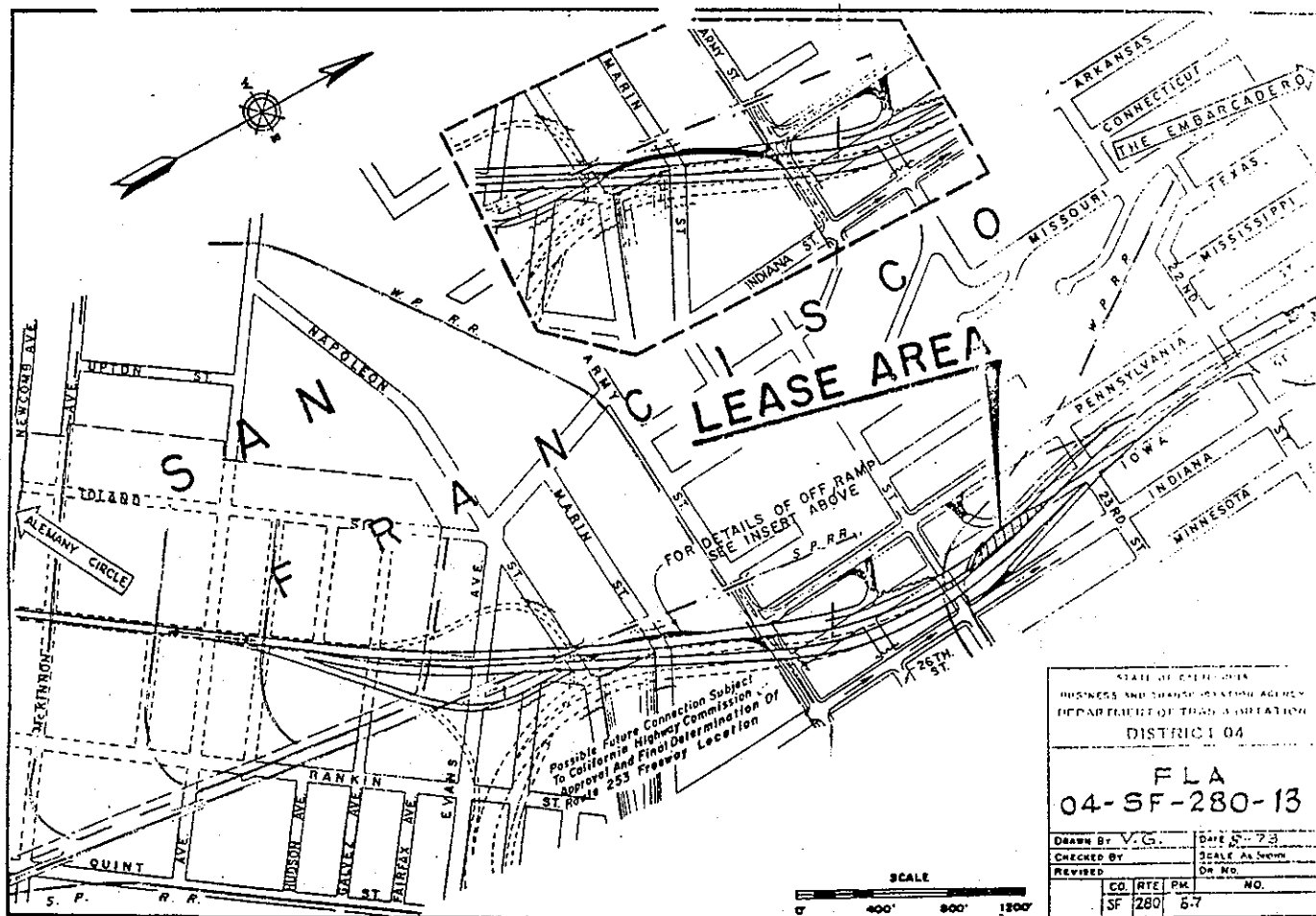


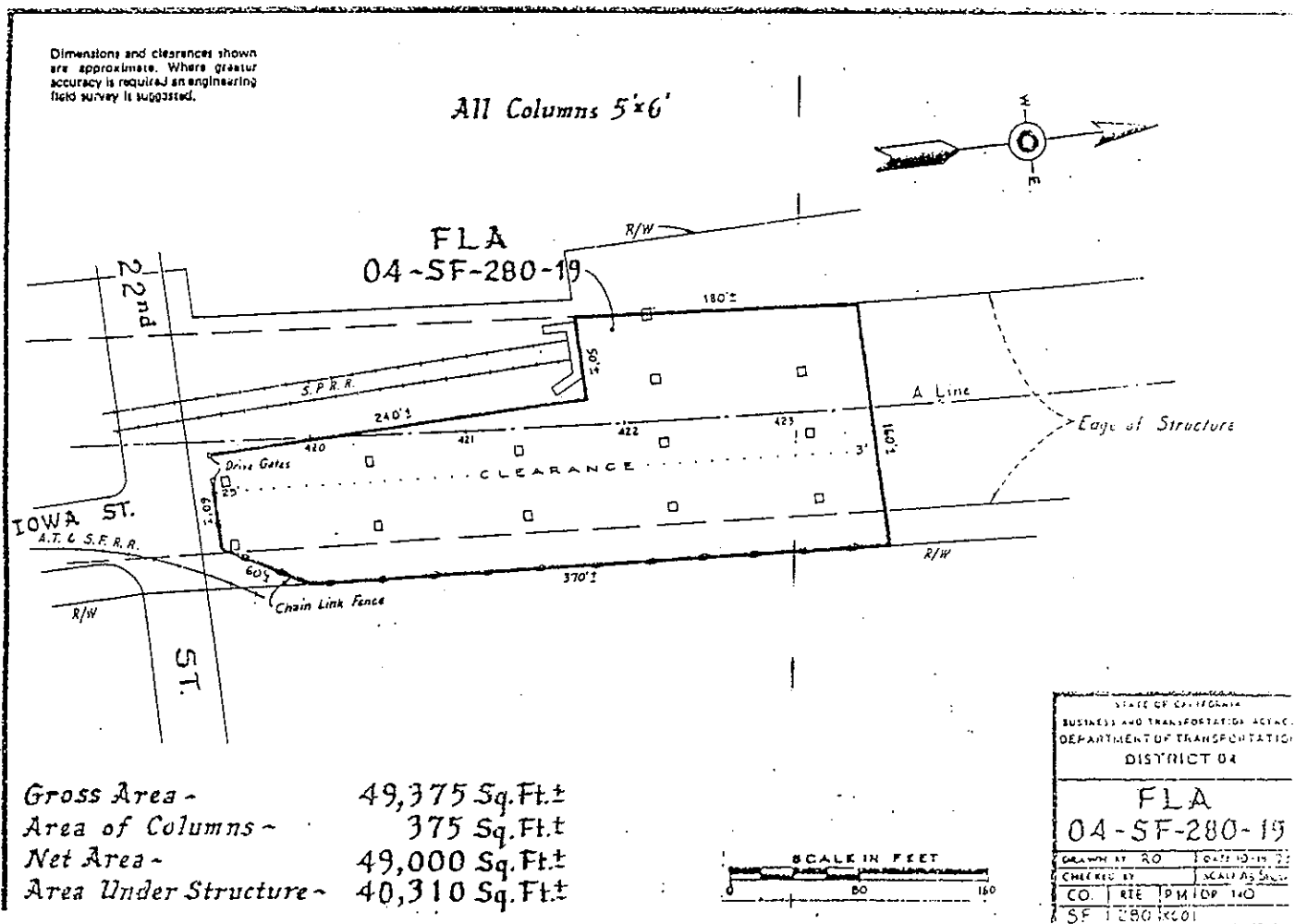
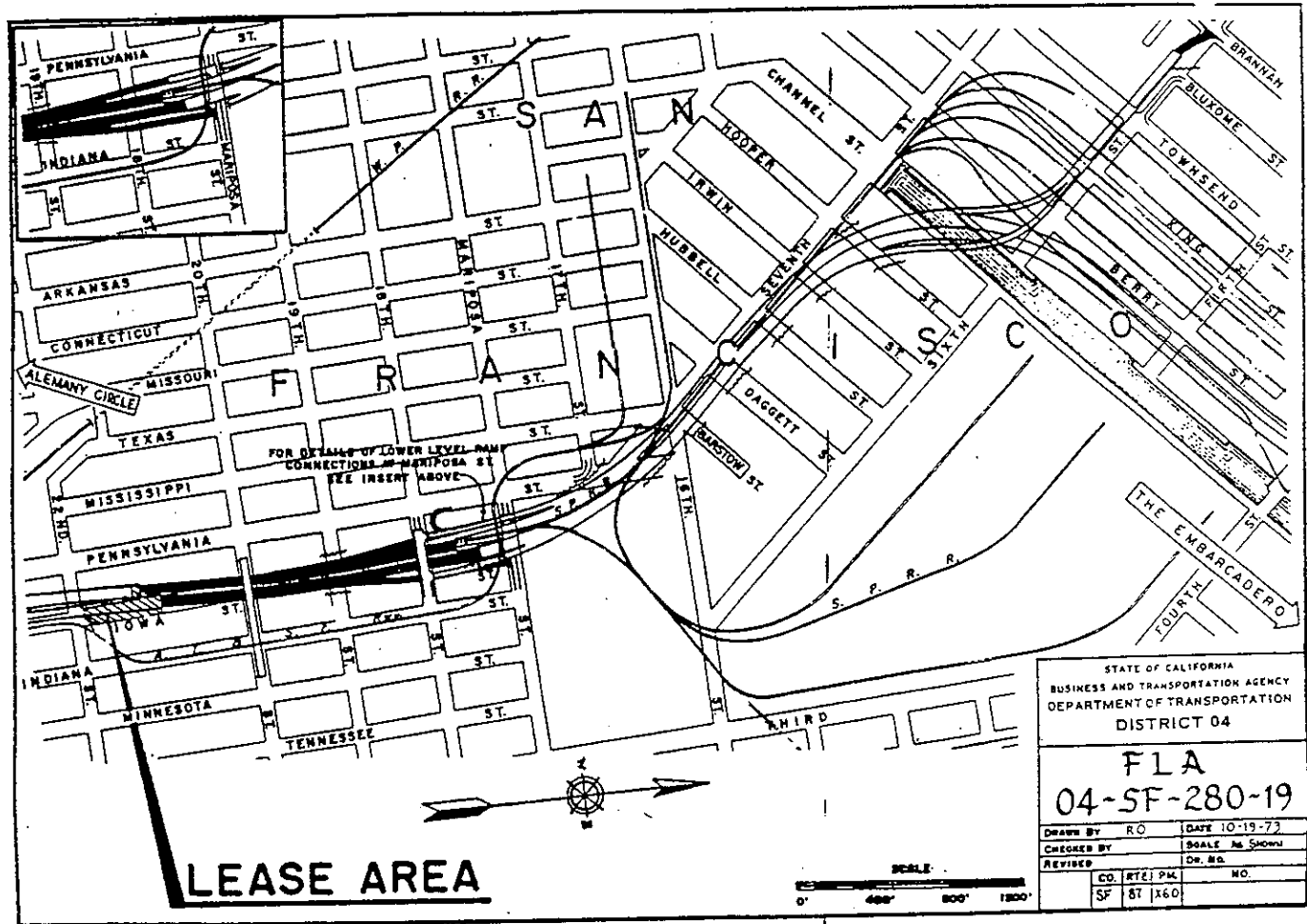
Gross Area 16750 ± Sq. Ft.
 Area of Columns 150 ± Sq. Ft.
 Net Area 16600 ± Sq. Ft.
 Area Under Structure 9300 ± Sq. Ft.

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-280-10			
DRAWN BY	MLJ	DATE	9-73
CHECKED BY		SCALE	1"=40'
CO.	RTE.	PM.	DR. NO.
SF	280	49	



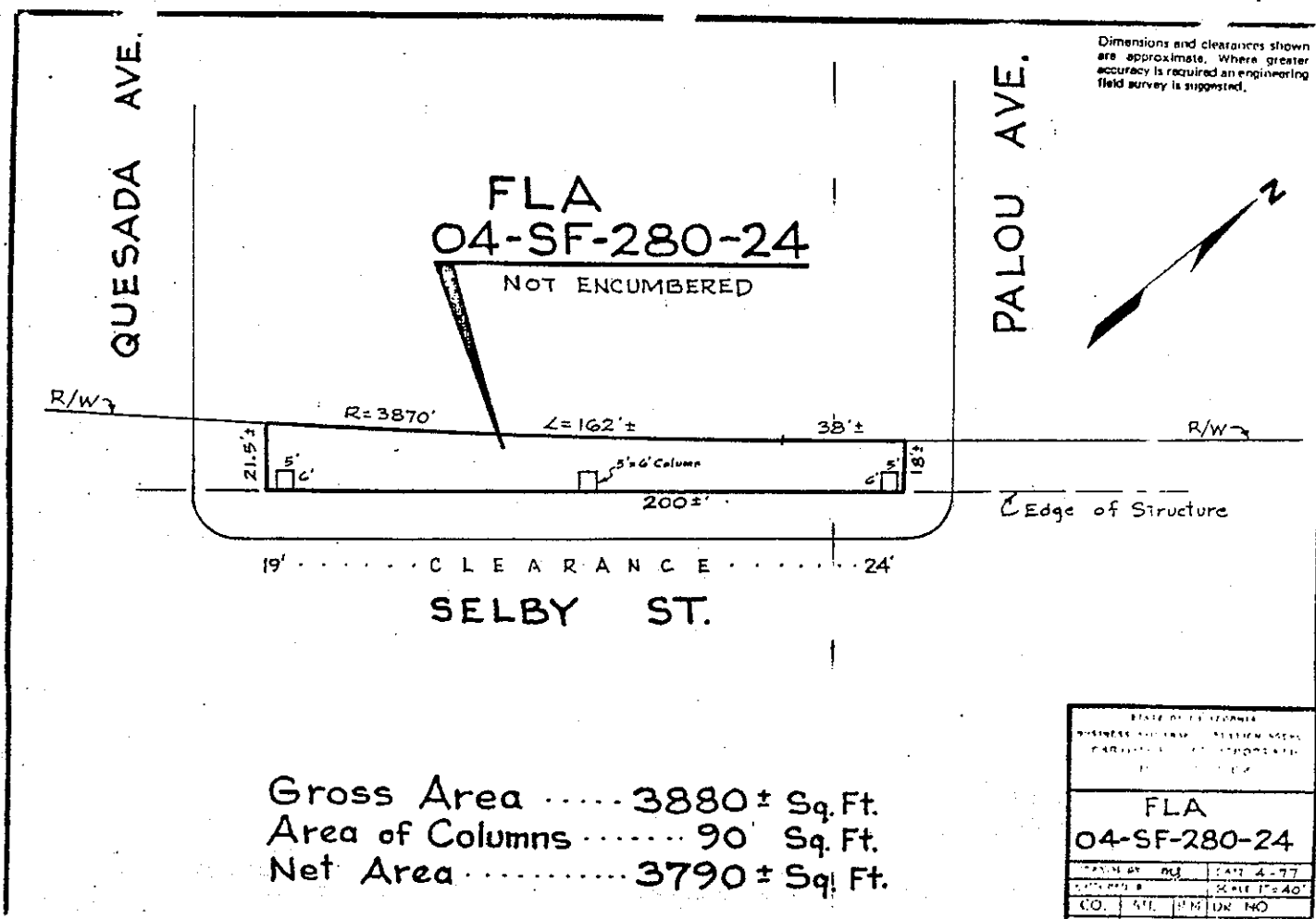
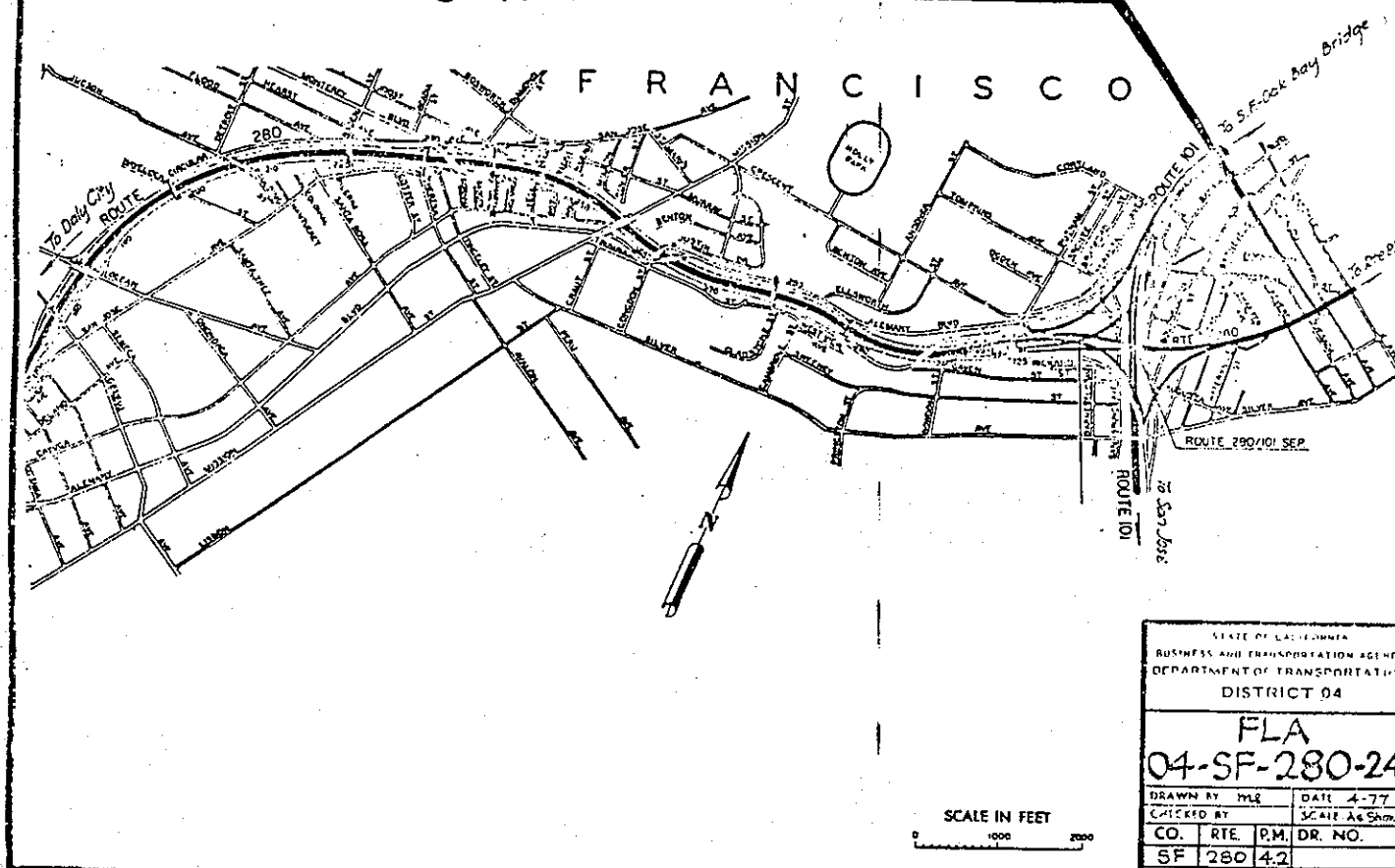
STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-280-10			
DRAWN BY	MLJ	DATE	9-73
CHECKED BY		SCALE	As Shown
REVISED		DR. NO.	
CO.	RTE.	PM.	NO.
SF	280	49	





LEASE AREA

F R A N C I S C O



SAN FRANCISCO

To Daly City ROUTE 280

ROUTE 101

ROUTE 280/101 SEP

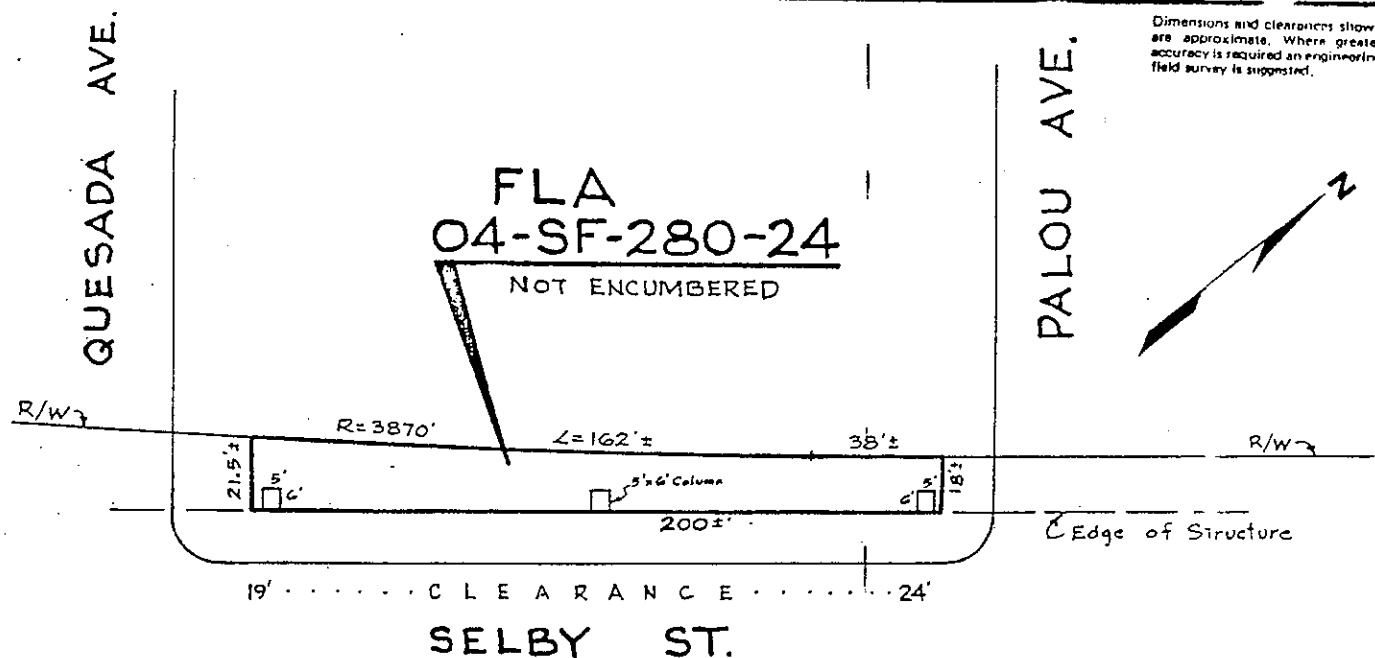
SCALE IN FEET

0 1000 2000

STATE OF CALIFORNIA
BUSINESS AND TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION
DISTRICT 04

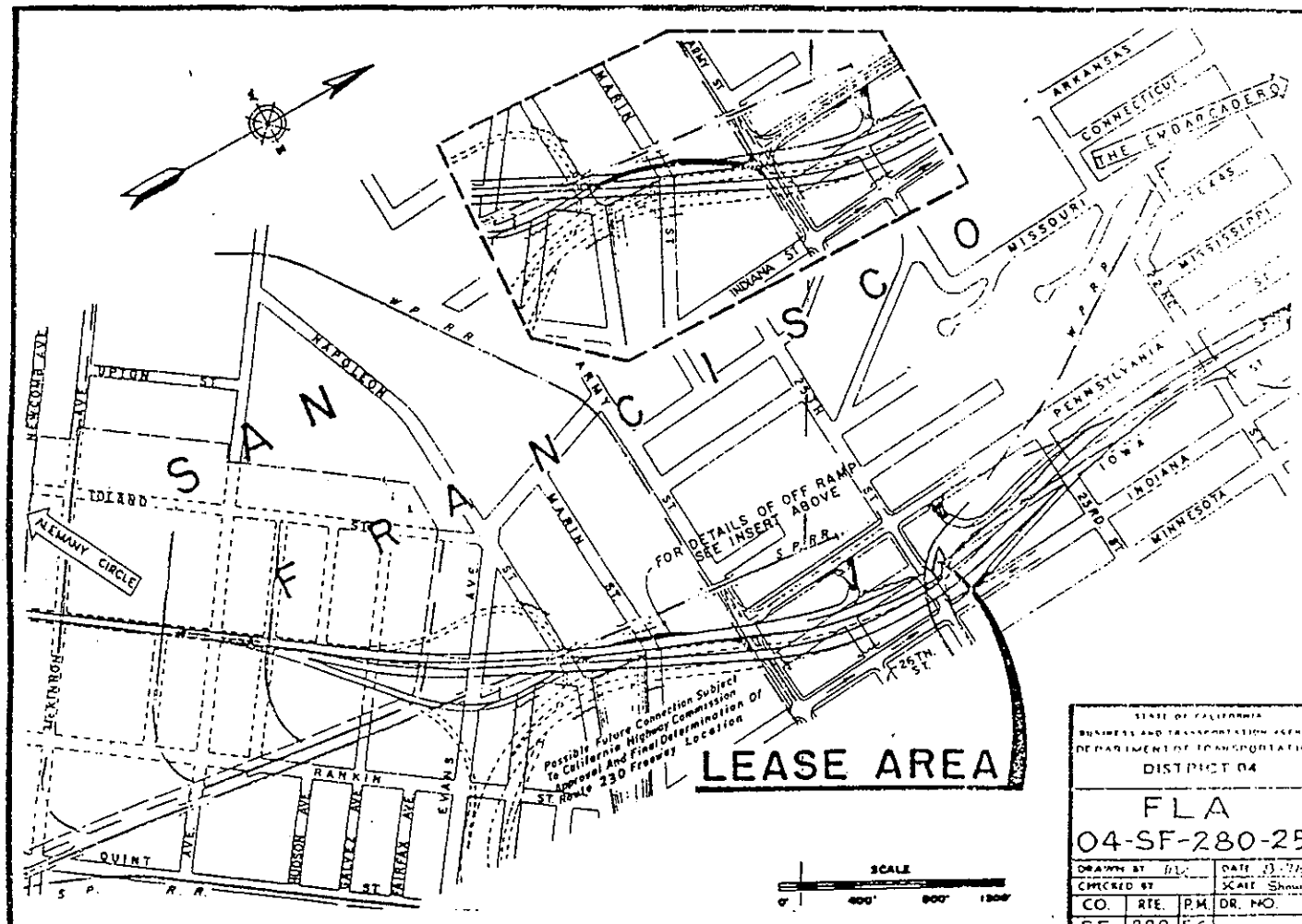
FLA
04-SF-280-24

DRAWN BY	MLE	DATE	4-77
CHECKED BY		SCALE	As Shown
CO.	RTE.	P.M.	DR. NO.
SF	280	4.2	



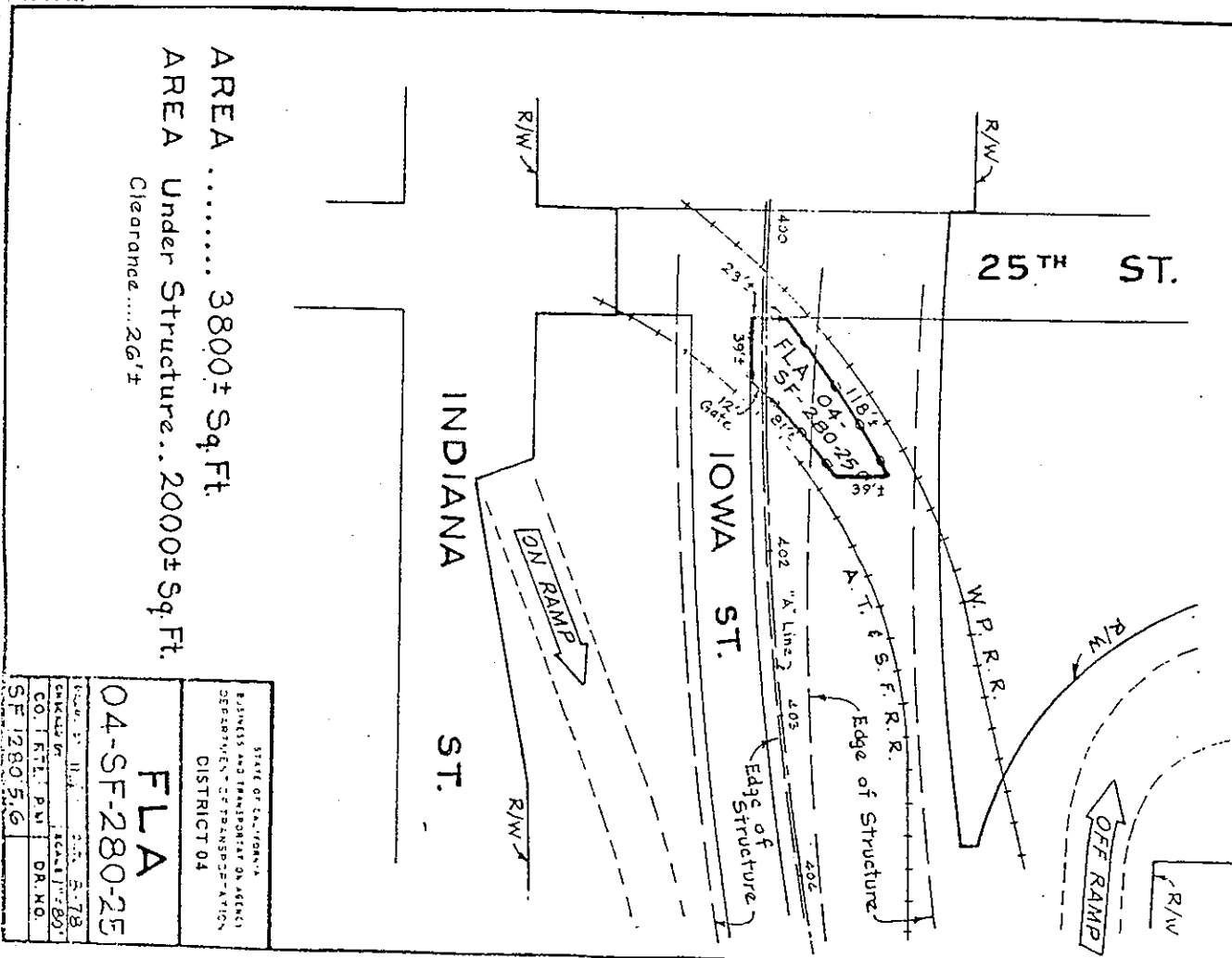
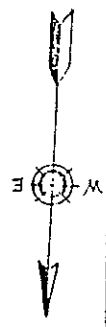
Gross Area 3880 ± Sq. Ft.
Area of Columns 90' Sq. Ft.
Net Area 3790 ± Sq. Ft.

FLA			
04-SF-280-24			
CO		DR NO	



STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-280-25			
DRAWN BY	DATE	CHECKED BY	SCALE
CO.	RTE.	P.M.	DR. NO.
SF	280	56	

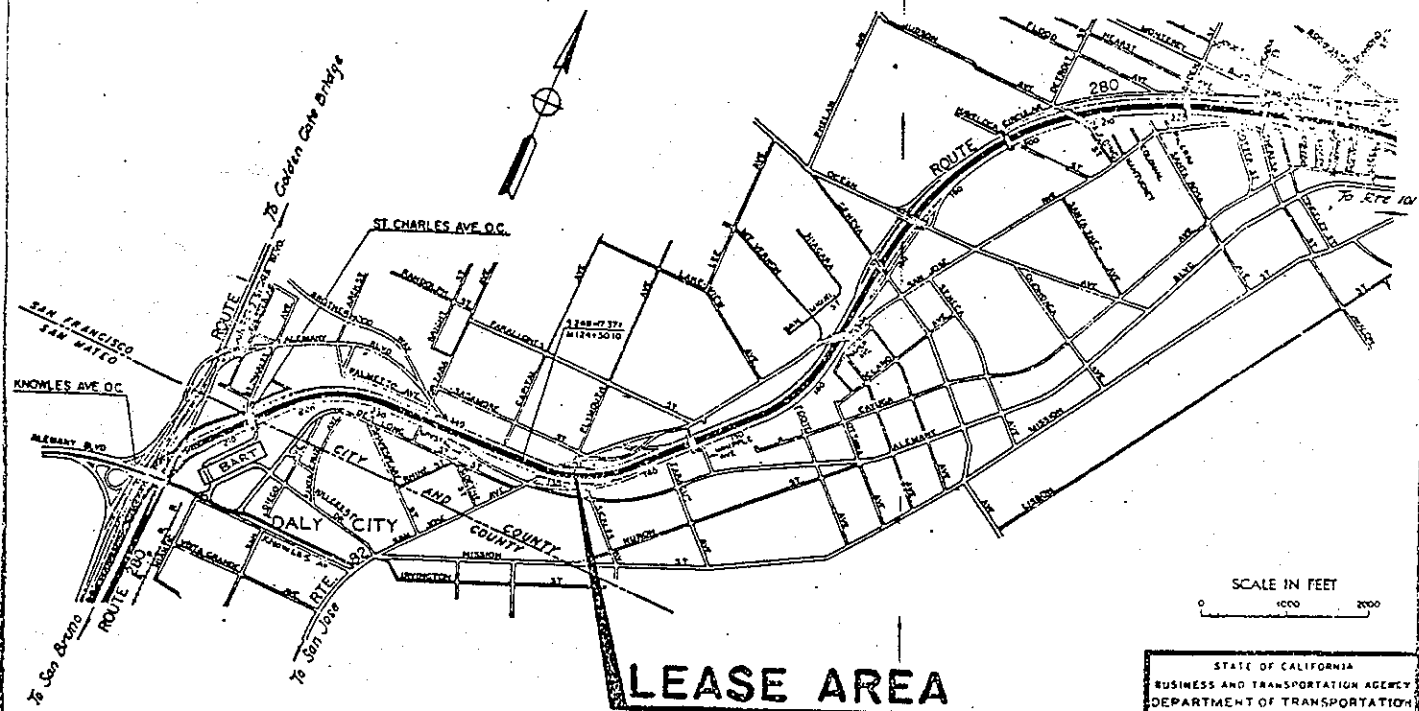
Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.



STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-280-25			
DRAWN BY	DATE	CHECKED BY	SCALE
CO.	RTE.	P.M.	DR. NO.
SF	280	56	

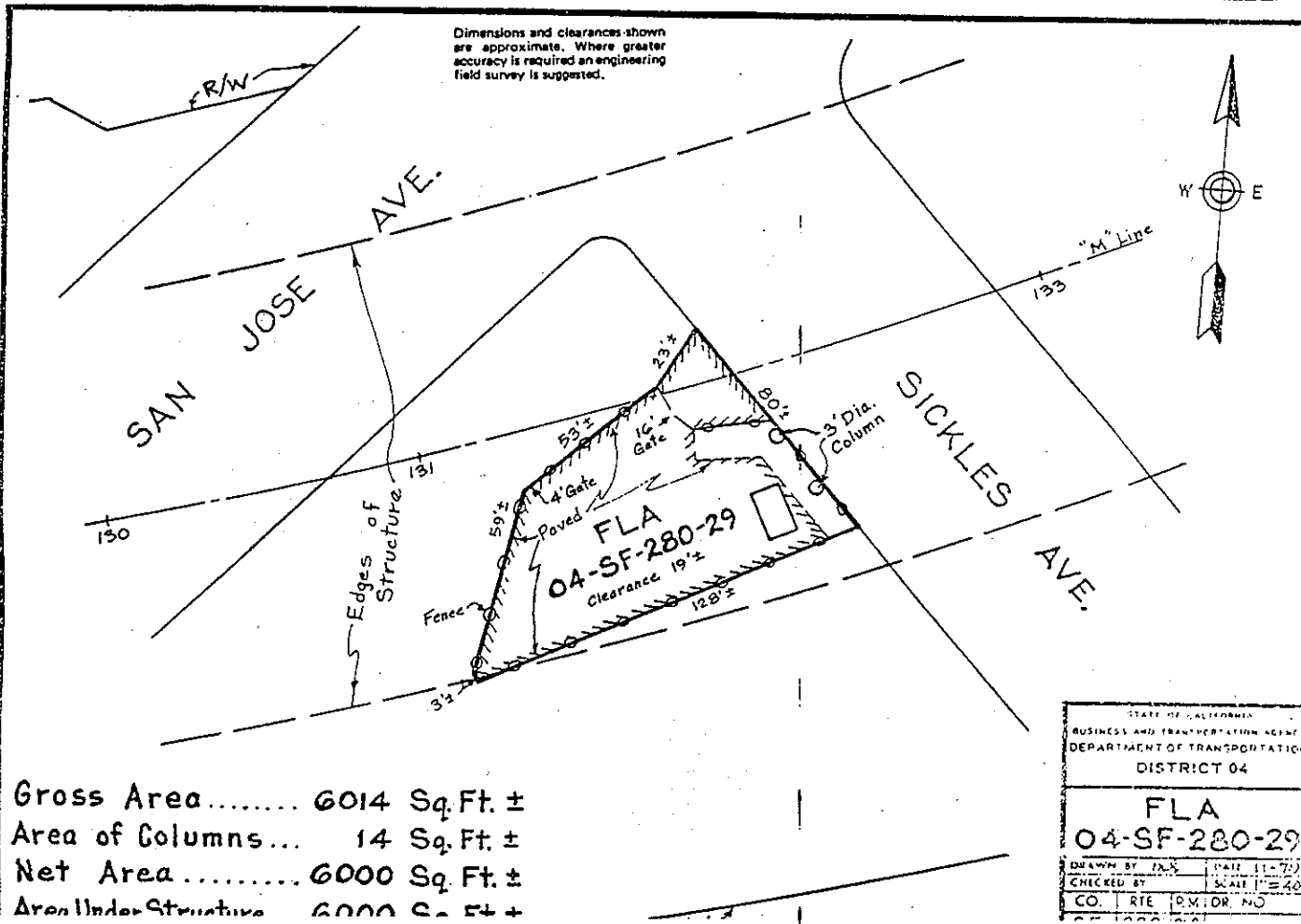
AREA 3800± Sq. Ft.
AREA Under Structure.. 2000± Sq. Ft.
Clearance... 26'±

SAN FRANCISCO



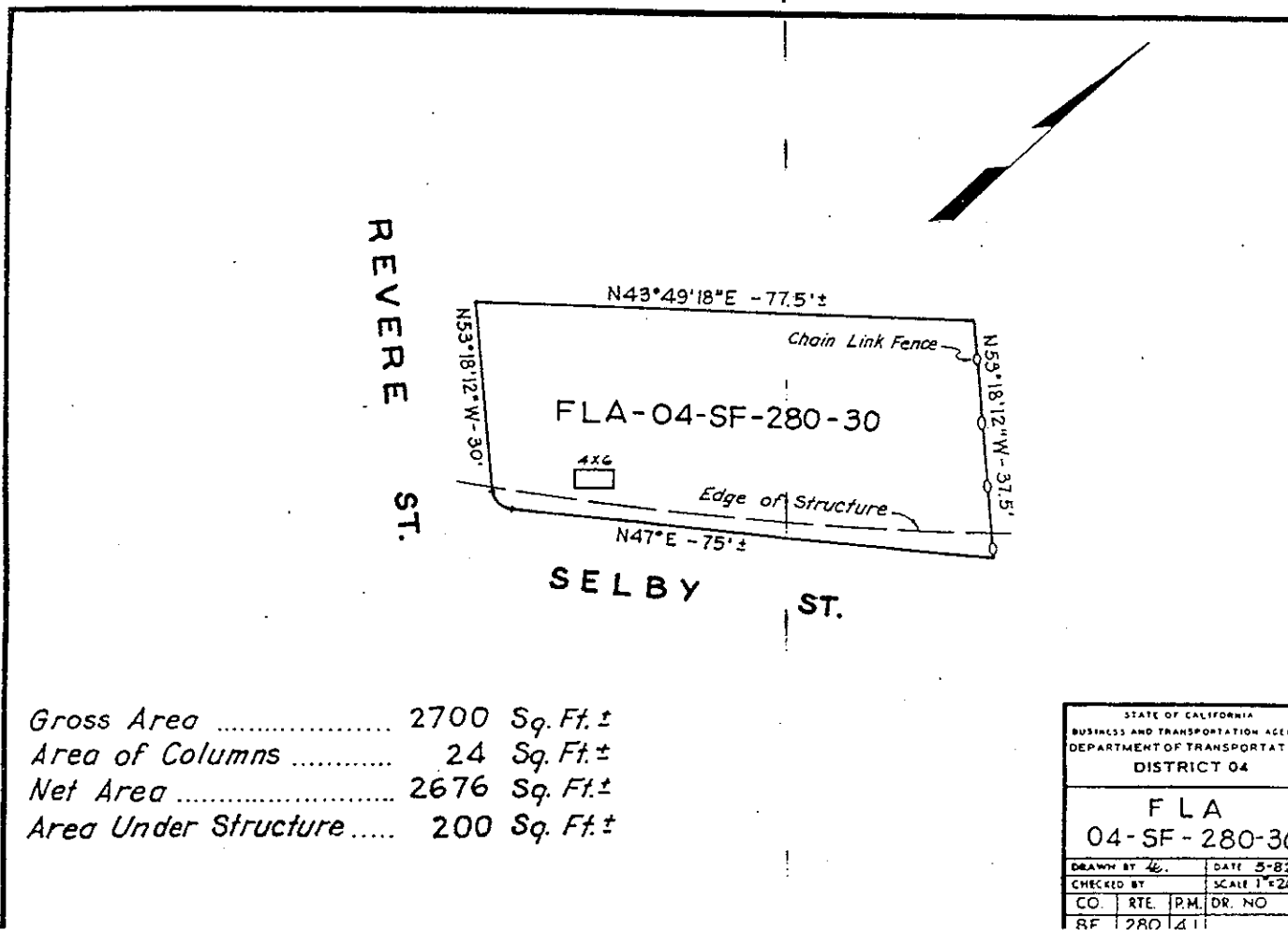
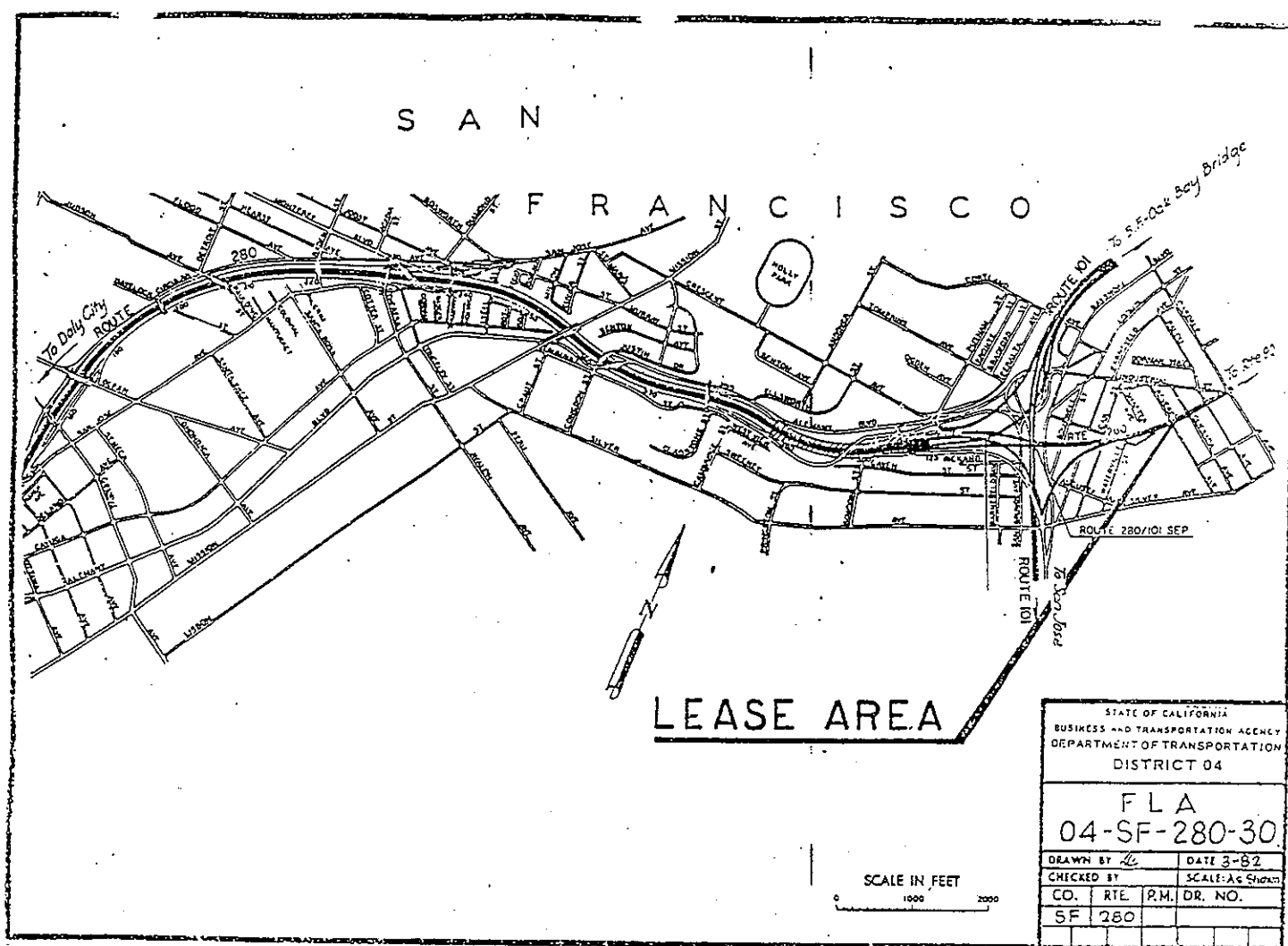
SCALE IN FEET
0 1000 2000

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-280-29			
DRAWN BY Ph. S.		DATE 11-72	
CHECKED BY		SCALE 1"=40'	
CO.	ROUTE	P.M.	DR. NO.
SF	280	0.2	



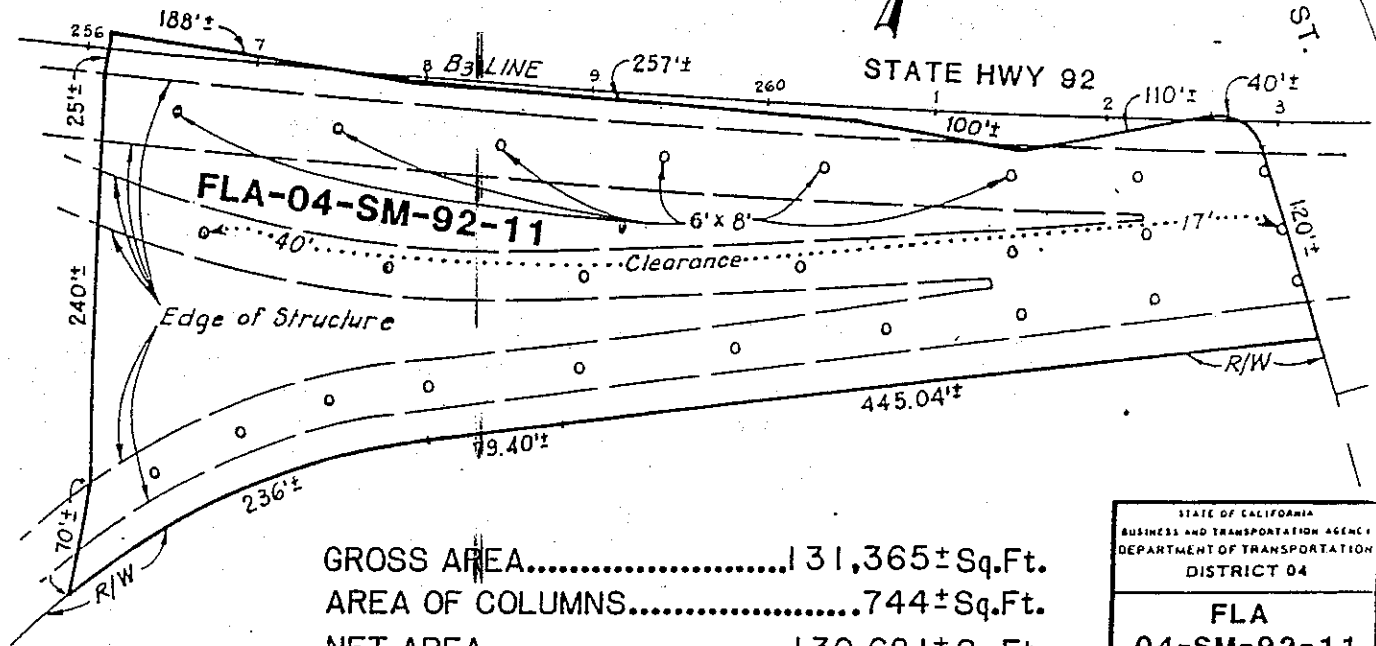
Gross Area..... 6014 Sq. Ft. ±
Area of Columns... 14 Sq. Ft. ±
Net Area..... 6000 Sq. Ft. ±
Area Under Structure 6000 Sq. Ft. ±

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SF-280-29			
DRAWN BY Ph. S.		DATE 11-72	
CHECKED BY		SCALE 1"=40'	
CO.	ROUTE	P.M.	DR. NO.
SF	280	0.2	



CITY OF SAN MATEO

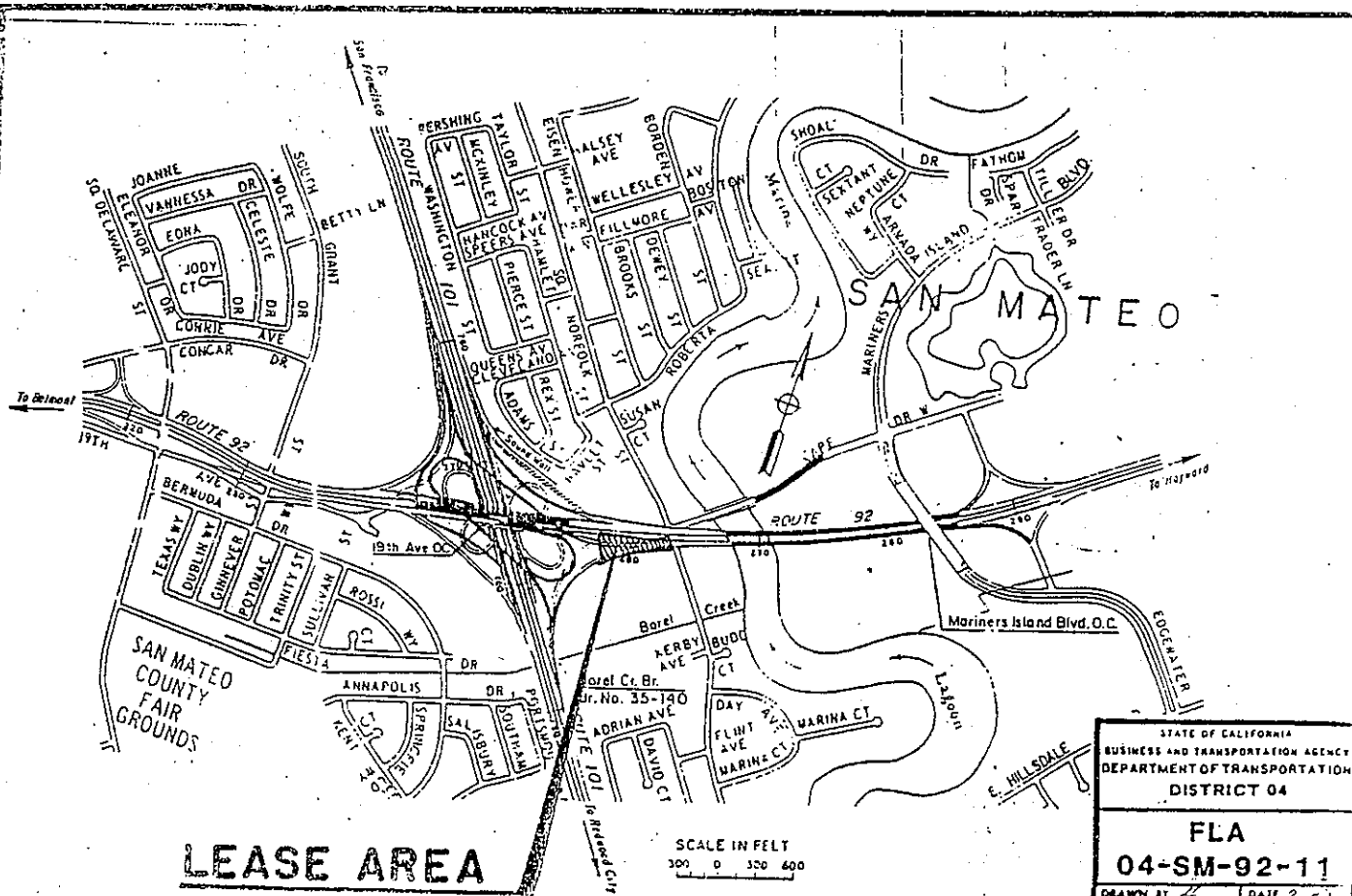
All Columns are 4'x6'
Except where noted



GROSS AREA.....131,365±Sq.Ft.
AREA OF COLUMNS.....744±Sq.Ft.
NET AREA.....130,621±Sq.Ft.
AREA UNDER STRUCTURE.....68,482±Sq.Ft.

Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SM-92-11			
DRAWN BY <i>LE</i>		DATE 2-85	
CHECKED BY		SCALE 1"=80'	
CO.	RTE.	P.M.	DR. NO.
SM	92	12.2	



STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04			
FLA 04-SM-92-11			
DRAWN BY <i>LE</i>		DATE 2-85	

